



## Unit 5/7 Friesian Close, Sandgate NSW 2304

### MODERN INDUSTRIAL UNIT

Modern tilt panel industrial unit located in the Sandgate Industrial Estate. This position provides easy access to Newcastle's CBD and major road networks including the New England Highway, Pacific Highway and the M1 Motorway to Sydney.

Features include:

- \* 150m<sup>2</sup> (approx) of open warehousing (12m x 12.5m)
- \* Amenities including shower & kitchenette
- \* High clearance roller door access
- \* Full glass shop front entry
- \* 2 onsite car parks.

These small industrial units in this location have proven popular recently, so make your enquiry today to avoid d

Industrial  
FOR SALE

150sqm