



**Proposed Lot 123 Engineering Drive, Coffs Harbour NSW**

**SOLD BY LJ HOOKER COMMERCIAL**

Proposed Lot 123 is situated within Isles Industrial Park, Coffs Harbour's premier industrial estate and comprises the only industrial land available for sale in Coffs Harbour.

Lot 123 accommodates an approximate total site area of 2,099m<sup>2</sup>.

The land comprises compacted high quality fill and is well above the 1:100 flood level.

Lot 123 enjoys the following features:

- Prime industrial location
- Popular industrial position
- Situated within sought after Isles Industrial Park
- 500m Pacific Highway access
- Immediate access to the proposed Coffs Harbour By-pass due for completion circa 2022
- 3kms Coffs Harbour CBD/airport

Vacant industrial land is the scarcest commodity on the Coffs Coast so **CALL NOW !!!**

The sale price of \$510,000 excluding GST equates to \$250/m<sup>2</sup> of site area.

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