



Unit 1/4 Forge Drive, Coffs Harbour NSW 2450

PRIME STREET FRONTAGE SHOWROOM/WAREHOUSE - 302.5m²

Street front Unit 1 is located in a high quality four unit industrial complex and will accommodate an approximate gross leasable area of 302.5m².

The clearspan premises has a wall height clearance of some 6 metres.

The lessor can also construct office and mezzanine to suit a tenant's particular requirements.

Unit 1 features energy efficient reflective glazing facing Forge Drive and the side driveway, including a glazed office/showroom frontage.

Comprising heavy duty concrete floor, precast concrete tilt walls under an insulated metal roof, with 3 phase power, mercury vapour light fittings, excellent amenities and a high clearance roller door.

Unit 1 enjoys the following features:

- Prime Isles Industrial Park location
- Sought after Forge Dr

Industrial

FOR LEASE

\$36,300pa + GST

302.5sqm