



**Unit 3/17 Forge Drive, Coffs Harbour NSW 2450**

## **MODERN HIGH CLEARANCE UNIT - 220m<sup>2</sup>**

Unit 3 comprises a modern industrial unit with an approximate gross leasable area of 220m<sup>2</sup>.

It is positioned within a very conveniently located complex in Isles Industrial Estate, with drive through access from Isles to Forge Drive.

The unit is constructed to a high quality of finish and fit out, with concrete tilt up walls, high roller door access, insulated roof, clear span accommodation, shower, disabled toilet and three phase power.

Everything your business requires can be serviced from this excellent quality unit.

Isles Industrial Park is home to a large number of national companies and quality local businesses.

Unit 3 enjoys the following features:

- Prime industrial loca

Industrial

FOR LEASE

\$24,200pa + GST Including Outgoings

220sqm

**Deb Grimley**

0434 301 550

dgrimley@ljhcoffs.com