



**Unit 1 & 2/41-43 Yarrawonga Street, Macksville NSW 2447**

## High Clearance Warehouse + Yard - 943m<sup>2</sup>

This quality industrial property enjoys two street frontage and occupies a very favourable elevated position within Macksville Industrial Estate.

Excellent heavy vehicular access is enjoyed with easy B-double drive through available, as the property enjoys additional street frontage to Binalong Way.

It enjoys convenient access to the Pacific Highway Macksville Bypass.

The quality building accommodates an approximate gross leasable area of 943m<sup>2</sup>, including a part one and two storey partitioned office/amenities component of 172m<sup>2</sup>.

The building enjoys three phase power plus supplementary 7 kilowatt solar power system during daylight hours.

The excellent industrial holding offers a variety of leasing options as it is able to be subdivided into two leasable areas of 727m<sup>2</sup>, including the offices plus a separate warehouse of 216m<sup>2</sup>, if the need

Industrial

FOR LEASE

\$56,580pa + GST

943sqm

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