



**Unit 1/36 Industrial Drive, Coffs Harbour NSW 2450**

## **Brand New Street Front Unit - 154m<sup>2</sup>**

Unit 1 accommodates an approximate gross leasable area of 154m<sup>2</sup> and is due for completion in October.

This high quality concrete tilt slab unit features automatically operated heavy duty high clearance roller doors, full wall height feature glazing to a potential office/mezzanine area and a wide driveway for excellent vehicular access. Unit 1 enjoys excellent street exposure.

Construction comprises heavy duty concrete flooring and 7m high walls under an insulated metal clad roof, with LED lighting, three phase power, NBN and excellent accessible amenities with W.C. and shower.

Unit 1 enjoys the following features:

- Prime industrial location
- Popular Isles Industrial Park position
- Situated among modern

Industrial

FOR LEASE

\$19,250pa +GST

154sqm