



8/11 McIntosh Drive  
Mayfield West NSW 2304  
Warehouse Area Approx. 125sqm  
Office & Reception Area Approx. 185sqm  
Total Internal Area Approx. 310sqm  
Site Area Approx. 425sqm  
Use as per the nature of the premises  
Council: Newcastle City Council  
Zone: B13 General Industrial  
**Raine & Horne**

## Unit 8/11 Mcintosh Drive, Mayfield West NSW 2304

### Industrial Investment Unit

Modern industrial investment located in the portside industrial estate known as Steel River. This estate is positioned on the city fringes of Newcastle and the key features include:

- \* 5 year lease with option to 2027
- \* Lease commencement date 1st July 2017
- \* Annual net rent of \$29,500 + GST
- \* 3% rent increase annually
- \* Modern tilt panel construction
- \* Conveniently located to CBD & Port of Newcastle

Industrial  
FOR SALE

335sqm



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