



**Unit 1/18 Hurley Drive, Coffs Harbour NSW 2450**

## **LEASED BY LJ HOOKER COMMERCIAL COFFS HARBOUR**

This modern industrial building occupies a high profile location on the corner of Hurley and Ray McCarthy Drives at Gateway Industrial Estate. It accommodates an approximate gross leasable area of 942.5m<sup>2</sup> including a warehouse of 647m<sup>2</sup>, ground floor office of 215.5m<sup>2</sup> plus mezzanine offices of 80m<sup>2</sup>.

High roller door access is available from both Hurley and Ray McCarthy Drives.

Construction comprises heavy duty concrete flooring, concrete block and metal clad walls under an insulated metal clad roof.

The building is serviced by two high clearance roller doors, 3 phase power, air conditioned partitioned offices and excellent amenities.

The building enjoys good potential for signage.

Gateway Industrial Estate is Coffs Harbour's most conveniently located industrial area being some 2 kilometres fr

Industrial  
FOR LEASE

942.5sqm