



## 2 Warringah Close, Somersby NSW 2250

### Tenanted freehold industrial investment!

Located in the heart of Somersby industrial precinct is this large format industrial warehouse with state of the art administration area. The property has multiple truck access points with plenty of parking. Currently leased to a prominent home builder, the property presents a fantastic opportunity for the investor.

Features include:

- Warehousing in two areas of 1,604m<sup>2</sup> & 616m<sup>2</sup> approx with 7.4m height clearance to centre beam.
- State of the art administration area with direct access to warehouse.
- Multiple roller doors with an average of 5.2m height clearance & 7.2m wide.
- Upgraded power to 400amps.
- Plenty of parking on s

Industrial  
FOR SALE

2447sqm

**Raine&Horne.  
Commercial**

**Ben Purdue**

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