



**34 Hulberts Road, Toormina NSW 2452**

## **FULLY REFURBISHED HIGH CLEARANCE BUILDING WITH SECURED HARDSTAND**

This property comprises a fully modernized industrial building which accommodates an approximate gross leasable area of 2,370m<sup>2</sup>.

The warehouse has a wall height clearance of some 8.6 metres and is serviced by four 5m x 5m automatically operated roller doors.

The concrete flooring is new and the metal framed and clad walls and roof are insulated.

A two storey air conditioned office component accommodates some 346m<sup>2</sup> over two levels.

The site area is 7,858m<sup>2</sup> providing some 4,000m<sup>2</sup> of external hardstand storage.

The property is fully fenced.

The building is fitted

Industrial

FOR LEASE

\$213,300pa + GST + Outgoings

2370sqm

**Deb Grimley**

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