



**Unit 3/4 Burnet Road, Warnervale NSW 2259**

## **RIGHT BESIDE THE SYDNEY - NEWCASTLE M1!!**

This outstanding 200m2 (approx.) full concrete factory unit has a flexible IN1 zoning quality amenities, great height, 3 phase power outlet and is perfectly located with a central location on the Coast, adjacent to the Sydney - Newcastle M1 Motorway. The high and wide roller door provides excellent access from a large open car park and drive way with large turning areas. Great natural light & height for pallet racking!!

**CALL & INSPECT TODAY!!**

Bonus 32m2 (approx.) mezzanine and excellent air conditioned office and shower in quality amenities!!

Industrial  
FOR LEASE

200sqm