



**35/14 Polo Avenue, Mona Vale NSW 2103**

## Modern Industrial Unit

- \* Positioned on the upper level of this centrally located Mona Vale development
- \* A modern, light and bright versatile industrial unit
- \* Fitted with a full level open plan carpeted mezzanine floor
- \* Ground level medium clearance warehouse / manufacture area
- \* Glass bi-fold door entry to the ground floor and mezzanine level
- \* Good access for delivery vehicles
- \* Kitchenette and staff amenities
- \* Two car spaces on title
- \* This property will suite a wide range of small business uses.

Industrial  
FOR LEASE

138sqm