



**Unit 5/373 Manns Road, West Gosford NSW 2250**

## **EXCELLENT WAREHOUSE WITH MAIN ROAD EXPOSURE!**

Ground floor warehouse and amenities approx. 358m<sup>2</sup> plus storage mezzanine of approx. 82m<sup>2</sup>.

Fantastic signboard opportunities

3 phase power to the complex

Loads of solar power on the roof to save on electricity

Male and female bathrooms including shower

Ceiling height from 6m to 7m with high and wide roller door, 3 allocated parking spaces and balcony overlooking Manns Road.

Industrial

FOR SALE

\$850,000 + GST

440sqm

CALL KAREN TODAY FOR AN INSPECTION!

**Karen Aubrey**

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