



**46 The Avenue, Maryville NSW 2293**

## **Flexible Inner-City Office/Warehouse**

Building Area: 728m2 (approx)

Situated only minutes from the Newcastle Interchange this warehouse/office facility provides quick and easy access to the inner-city markets and it offers an idealistic position to service the new Government office buildings. The building is two-thirds office and one-third warehouse and provides for:

- \* Two-storey corporate office building
- \* Large front concreted car park with some undercover
- \* Excellent truck turning access via its two-street access on a corner
- \* High clearance warehouse and mezzanine storage

This is the first time

Industrial

FOR LEASE

\$120,000pa + OGs + GST

728sqm

**Steve Dick**

0425 302 771

steve@rhplus.com.au