



**3 Blade Close, Berkeley Vale NSW 2261**

## **SUPERIOR LARGE WAREHOUSE, OFFICE & HARDSTAND!!**

This exceptional 2,770m<sup>2</sup> (Approx.) building is in immaculate condition and must be inspected to be appreciated!

Consisting of an impressive design (this building has been purpose built) with (Approx.) 2,420m<sup>2</sup> of quality high clearance (6m to 9m height internally) warehouse or manufacturing space.

There is (Approx.) 350m<sup>2</sup> of excellent office space with great natural light and quality amenities and some great fit out.

Only one owner, and in outstanding condition, the building has an incredible position and location close to two separate M1 Sydney to Newcastle Motorway access points at Ourimbah and Tuggerah, and is clo

Offices

FOR SALE

2770sqm