



**4 Marinus Place, Erina NSW 2250**

## UNDER CONTRACT! FREE STANDER WITH YARD LOCATED IN ERINA INDUSTRIAL HUB

LJ Hooker Commercial Central Coast is pleased to present this rare opportunity in a tightly held industrial precinct.

Freestanding warehouse/office facility provides access via three (3) roller shutter doors.

Land area is 1,856m<sup>2</sup> (approximately) and has a floor area of 975m<sup>2</sup> (approximately) including an 85m<sup>2</sup> (approximately) mezzanine/office.

Currently leased for \$99,540.46 Pa Net + GST, expiring November 2020 with no option, making this ideal for invest

Industrial  
FOR SALE

975sqm