



Boundary Indicative Only



**40 Medcalf Street, Warners Bay NSW 2282**

## High Exposure Showroom

The property is located on the corner of Medcalf Street and Walker Street in Warners Bay and offers the following:

- Maximum exposure to passing traffic along Medcalf Street with ample signage opportunities
- Ground floor area of approximately 360m<sup>2</sup> is comprised of an open plan showroom, an office, single toilet and a kitchenette
- The mezzanine storage area of approximately 330m<sup>2</sup> is accessed via stairs or an access gate for forklift access
- Car access from both

Showrooms/bulky Goods  
FOR LEASE

690sqm

**Ray White.**

**Jarrad Rispen**

0420747736

jarrad.rispen@raywhite.com