



7 Davids Close, Somersby NSW 2250

## FREEHOLD PROPERTY ON 4000m2 LAND

Situated on approx. 4000m2 level parcel of land in the Somersby Industrial estate.

Only minutes to the M1 Motorway, approx. 1 hour to Sydney or Newcastle  
2 separate Industrial colorbond buildings on site

Unit 1 and 2 are on the northern boundary and are currently separated with a dividing wall totalling approx. 756m2

Unit 1 has bathroom and kitchen facilities. Unit 2 has no current bathroom facilities although plumbing points are still in place.

Unit 3 is on the Southern boundary and is one large shed approx. 750m2 plus mezzanine office area of approx. 90m2

All units are currently leased, however the leases have expired.

Current Net rental income is approx. \$130,000 + GST

Industrial

FOR SALE

1596sqm

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