



**Unit 2/1 Jusfrute Drive, West Gosford NSW 2250**

## **LOCATION, BEST VALUE, RENOVATED, WAREHOUSE, OFFICE & EXTRA INCOME!**

This superior industrial offering in West Gosford has a high and wide automatic roller door, a brilliant hardstand area at the rear of the building PLUS extra parking and storage areas.

In addition to the vacant possession space, there is a quality (church) tenant paying approx. \$21,600 Net Per annum + GST, with separate access and full street frontages to both areas.

**BUILDING AREA INCLUDES:**  
WAREHOUSE (CLEARSPAN): Approx. 703m<sup>2</sup>  
OFFICE/ SHOWROOM/ AMENI

Industrial  
FOR SALE

1240sqm