



Unit 9/21 Kangoo Road, Somersby NSW 2250

## SOUGHT AFTER SOMERSBY LOCATION

Quality Industrial warehouse and office space now available  
High Clearance unit approx. 253m<sup>2</sup>  
Mezzanine office with concrete foundations approx. 53m<sup>2</sup>  
3 car spaces on title and positioned directly in front of the unit  
Disabled bathroom including shower on ground floor under the Mezz  
Additional toilet and kitchenette accessible from the warehouse  
Open plan air-conditioned office with kitchen sink  
Large office windows inviting in plenty of natural light with this Easterly Aspect  
Zoned IN1 - General Industrial to suit a wide array of businesses  
3 phase power available  
Automatic roller door

Industrial  
FOR SALE

306sqm

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