



**38 Somersby Falls Road, Somersby NSW 2250**

## FREEHOLD PROPERTY IN SOMERSBY

Only available for sale for 1 week

This is a one-off opportunity to purchase a freehold site in Somersby, only a couple of minutes to the M1 Motorway

2 sheds totalling approx 648m<sup>2</sup>

Unit 1 has office, bathroom and lunchroom facilities, total area approx 360m<sup>2</sup> with a high clearance warehouse of approx 288m<sup>2</sup> (24m x 12m)

Unit 2 is a 10m high clearance warehouse approx 288m<sup>2</sup> (24m x 12m) with the provision for a gantry crane.

Fully fenced and secure site and only a minute to the M1 Motorway it is perfect for commuting to and from Newcastle or Sydney.

\$2,000,000 + GST - Not Negotiable

Industrial

FOR SALE

648sqm

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