



Unit 21/21 Kangoo Road, Somersby NSW 2250

## GREAT SOMERSBY WAREHOUSE AT THE FRONT OF THE COMPLEX

Positioned right at the entry of this Somersby Industrial complex providing great signage opportunities.

Overall space including warehouse, mezzanine and amenities is approx 268m<sup>2</sup>

The full concrete, high clearance warehouse has a ground floor area of approx 215m<sup>2</sup> including the amenities

The mezzanine office is open plan, air conditioned and has large windows facing East capturing the morning sun, approx 53m<sup>2</sup>. There is also a kitchenette in this space to save running downstairs.

There is an additional toilet accessible from the warehouse

3 phase power installed

High clearance roller d

Industrial  
FOR SALE

268sqm

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