



**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