



## 22 Cook Drive, Coffs Harbour NSW 2450

### VALUE ADD INDUSTRIAL INVESTMENT OPPORTUNITY

An opportunity exists to acquire a property with huge potential in one of Coffs Harbour's most sought after industrial precincts. This freestanding industrial building is accessible via two sides and is situated at the front of the property. There is also a 1,500sqm secure yard at the rear.

Additional key features include:

- Approx. 2,309sqm site
- Approx. 405sqm Building/Office
- Close to the Pacific Highway
- B-Double Access
- Zoned IN1 - General Industrial
- Existing income \$40,065 per annum net
- Huge development pote

Industrial  
FOR SALE

405sqm

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