



**Unit 7/37-39 Somersby Falls Road, Somersby NSW 2250**

## **EXCELLENT NEW WAREHOUSE + STORAGE MEZZ**

Full concrete warehouse with ceiling height 8m (approx.)  
Ground floor area approx. 119m<sup>2</sup>  
Solid storage mezzanine approx. 37m<sup>2</sup>  
Kitchenette and disabled bathroom under the Mezzanine area  
Automatic high clearance roller door  
LED Hi Bay lighting  
3 phase power available  
Sealed and painted warehouse floor  
Allocated on-site parking and good truck access  
Secure complex with remote controlled gates  
Zoned B5, perfect for warehousing and distribution and light industries.

Industrial  
FOR LEASE

157sqm

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