



4 Botham Close, Charmhaven NSW 2263

VALUE, LOCATION AND ACCESS!

This freehold industrial opportunity is situated within the Charmhaven Industrial Precinct, conveniently located less than 1km from the Pacific Highway, providing exceptional accessibility.

The property boasts a quality design, including a reception area, rear parking/storage, dual warehouse access through high clearance roller doors, a side wash/loading bay with abundant parking on-site as well as air-conditioned office spaces.

Key highlights include:

- Substantial high clearance metal clad warehouse
- Dual high clearance roller doors with drive-through access
- Flexible E4 General Industrial Zoning
- 3-Phase power w/ high

Industrial

FOR LEASE

\$140,000 Gross Per Annum + GST

1000sqm

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