



## Unit 6/3 Cook Drive, Coffs Harbour NSW 2450

### RARE INDUSTRIAL OPPORTUNITY

Seize the opportunity to secure a prized Industrial premises in the Cook Drive Industrial Estate.

Located only a short distance from Bunnings Warehouse and the Pacific Highway, the premises is currently leased on an Expired lease to a quality tenant creating an ideal investment opportunity or the ability to occupy. The building area is 174m<sup>2</sup> (approx.) plus a mezzanine area for storage. Ample on site parking is available with a wide driveway access.

Call today to arrange your private inspection.

Key features include:

- Well located 174sqm s

Industrial  
FOR SALE

174sqm

**Denis Gleeson**

0417 414 033

denis@theedgecommercial.com.au, a+2605@theedgecommercial.com.au, a+2605\_\_

**Kel Gibson**

0407 665 360