

WARRIWOOD



The popular industrial estate is located at the southern end of Ponderosa Parade directly opposite Ambrose Storage.

Immaculate warehouse ideal for investor or owner occupier includes a stylish apartment/office mezzanine (non approved).

Benefits include:

- * Well maintained estate
- * Freshly painted warehouse floor
- * 3 phase power
- * Electric roller door with remote access
- * A/C office/apartment fully insulated.
- * M&F amenities plus shower
- * 2 allocated car spaces
- * Warehouse kitchenette plus full kitchen on mezz floor
- * Designated gym/storage area
- * Natural gas connection

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Sale Price
Unit 9	121		94	215	\$1,049,000

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** E4 - General Industrial
- Outgoings:** Council \$1,387 p.a; Water \$800 p.a; Strata \$3,600 p.a; Total \$5,787 p.a approx.
- Sale Details:** 10% deposit, flexible settlement terms

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



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Locally Owned & Operated

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