

WARRIEWOOD



The building is located in the heart of Warriewood's industrial precinct, a short distance from Mona Vale's retail centre in a small popular estate close to leading companies such as Blackmores, Pharmicare Laboratories and Amber Technology.

Quality industrial unit with small mezzanine office.

Benefits include:

- * Direct roller door access
- * Entrance office ground floor
- * 4.8m clearance
- * Additional mezzanine/office above
- * Own amenities plus shower
- * All weather loading/unloading
- * 1 car space
- * 3 phase power
- * Available July, 2025

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 8	109	14		123		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** IN2 Light Industrial
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

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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