



1-37/17 Newbridge Road, Berkeley Vale

Construction Underway! Brand New Storage / Industrial Units from \$199,000 + GST

Secure. Smart. Built for Business.

Introducing Sunfra Storage, a purpose-designed collection of modern industrial and storage units set within the rapidly evolving Berkeley Vale industrial precinct. Surrounded by a growing mix of industrial, service and trade-based operators, the estate benefits from a thriving local business ecosystem - strengthening supply chains, collaboration and demand.

With units ranging from 36m² to 112m²*, the development delivers flexible spaces suited to storage, trade, office or light commercial use. Modern finishes, practical layouts and low-maintenance design make these units ideal for business owners, start-ups and savvy investors alike.

Whether you're storing stock, tools, vehicles, boats or weekend gear, or wanting a smart headquarters with optional office space, Sunfra Storage gives you room to grow in a tightly held, land-constrained market.

FOR SALE

\$199,000 to \$480,000 + GST

BUILDING AREA

36-112sqm

AGENTS

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

AGENCY

Terrigal | Erina
(02) 4367 4222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Positioned to serve both commercial and personal storage users, the development sits moments from the Central Coast Highway, Pacific Highway and M1, offering seamless access north to Newcastle and south to Sydney - perfect for couriers, contractors and online businesses needing convenient, reliable access.

Key Features:

- Unit sizes from 36m²* to 112m²*
- Impressive 6.0m high warehouse
- Mezzanine level for additional storage, office or workspace
- Select units with amenities and kitchenettes
- Dual access from Newbridge Road & Hereford Street
- Exclusive on-site wash bay for owners and tenants
- 7 common use car spaces including accessible car space

Sunfra Storage - a modern, flexible home for your business or lifestyle needs.

Estimated completion date: August 2026

- Approximate

Highly experienced builder GWH have been appointed to construct the project. For more information, please refer to their website.

<https://gwh.com.au/industrial/>

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today.

MORE DETAILS

Property ID	3A5HXT
Property Type	Industrial/Warehouse
Building Area	36-112 m ²
Land Area	3154 m ²

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

Terrigal | Erina (02) 4367 4222

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

terrigan.ljhcommercial.com.au | erina@ljhooker.com.au





All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.