



Erina, 40/90-96 The Entrance Road

Don't miss this Exclusive Opportunity!

Conveniently located in the highly sought after Industrial Complex 'The Sawmill' in the tightly held suburb of Erina is this warehouse unit now available for sale.

Featuring 55m²* of ground level space and 29m²* of mezzanine area makes this property a highly desirable storage solution for your favourite assets! The unit enjoys a functional mezzanine area with a 3 metre clearance, suitable for car or boat storage below. This property appeals to a range of small businesses searching for warehouse/storage solutions with proximity to major arterial highways.

This Centrally located warehouse unit with proximity to all the beautiful beaches the Central Coast has to offer & less than 12km to the M1 Motorway, ensures this premises is both an accessible & desirable destination for yourself or your staff & customers.

The property ticks all the boxes for multiple uses such as small warehouse & distribution or



Disclaimer: 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.

For Sale
Contact Agent

Building Area
84sqm

Contact
Tom Bore
0402 938 144
tom.bore@ljhooker.com.au
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Terrigal
(02) 4385 8444

other trade-based business storage solutions and will be high in demand.

Features include:

- * Popular industrial storage complex
- * Electric Roller door with 3.6m clearance
- * Central location with E4 (General Industrial) Zoning
- * Opportunity to owner occupy
- * Amenities and Kitchenette within Unit
- * Alarm and Security system included
- * Proximity to public transport

*Approximate measurements

For more information or to arrange an inspection, please contact Tom Bore on 0402 938 144 today.

More About this Property

Property ID	2Z2HXT
Property Type	Industrial/Warehouse
Building Area	84 m ²
Land Area	55 m ²

Tom Bore 0402 938 144

| tom.bore@ljhooker.com.au

Ben Purdue 0450 719 600

Licensee | ben.purdue@ljhooker.com.au

Terrigal (02) 4385 8444

Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260

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

