



40/94 The Entrance Road, Erina

## Near New Industrial Unit in Premium Erina Complex | Available Now!

If you're searching for a modern industrial unit within one of Erina's most sought-after business precincts, this property is definitely worth a closer look.

Located within the popular Sawmill Complex on The Entrance Road, this near new industrial unit offers an excellent combination of warehouse space, additional mezzanine storage and premium presentation throughout.

With its modern concrete construction, high clearance roller door access and practical layout, the property is ideal for a range of trade, storage, service or business users looking to secure quality space in the tightly held Erina industrial market.

Features include:

- Near new industrial unit
- Additional mezzanine storage area
- Polished concrete flooring
- Security camera system

### FOR LEASE

\$33,000 pa net + GST

### BUILDING AREA

84sqm

### AGENTS

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### AGENCY

Terrigal | Erina  
(02) 4367 4222

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 **LJ Hooker Commercial**

- Air conditioner
- High clearance roller door access
- Modern concrete panel construction
- Internal amenities in place
- Exclusive use amenities
- Located within the popular Sawmill Complex
- Easy access to The Entrance Road and surrounding arterial roads
- Proximity to BP Service Station, Six Strings Brewery & Public Transport

Surrounded by quality businesses and positioned within close proximity to major retail, commercial and residential catchments, this is an outstanding opportunity to secure a functional and affordable industrial premises in one of the Central Coast's premier business hubs.

For more information or to arrange an inspection, please contact Ben Purdue on 0450 719 600 today!

### MORE DETAILS

Property ID	3D2HXT
Property Type	Industrial/Warehouse
Building Area	84 m <sup>2</sup>
Land Area	55 m <sup>2</sup>
Outgoings	\$7,590.00
Parking	2

#### Ben Purdue 0450 719 600

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