



Stage 3, Unit 13/90-96 The Entrance Road, Erina

## New Modern Industrial Unit with Tranquil Outlook Available Now!

If you're searching for a well-presented, industrial unit with excellent access and a rare leafy aspect, this premises is worth a closer look!

Located within a new industrial complex at Sawmill Erina, the unit offers clear-span warehouse with concrete panel construction and epoxy-coated flooring, providing a clean and professional environment for a range of business uses.

The new steel mezzanine level benefits from excellent natural light and a pleasant scenic outlook - an uncommon feature for industrial property. This additional space is ideal for storage or office use, with safe internal stair access already in place.

### Key Features:

- Modern concrete panel construction
- Steel mezzanine with leafy outlook
- Epoxy-coated flooring
- Excellent natural light
- Functional internal staircase
- Wide vehicle access
- Motorised roller door

### FOR LEASE

Contact agent

### BUILDING AREA

74sqm

### AGENTS

Ben Purdue

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Tom Bore

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### AGENCY

Terrigal | Erina

(02) 4367 4222

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 **LJ Hooker Commercial**

- Secure, well-maintained complex
- Competitively priced

Conveniently located with easy access to major arterial routes and surrounded by established, local businesses, including BP Service Station, Six Strings Brewery, this is a proven location, and a professional environment to operate and grow your business.

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

## MORE DETAILS

Property ID	3BJHXT
Property Type	Industrial/Warehouse
	Offices
Building Area	74 m2
Land Area	37 m2

### Ben Purdue 0450 719 600

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