



9/18 Prosperity Close, Morisset

Morisset's Best Industrial Buy - Location, Style, Functionality!

Positioned in the heart of the fast-growing Morisset Industrial Estate, this high-quality industrial unit presents an excellent opportunity for owner-occupiers, investors, or business operators seeking a modern, low-maintenance space in a well-connected location.

Offering 62m²* of versatile, high-clearance warehouse space, this unit is thoughtfully designed to cater to a wide range of commercial or light industrial uses. It is part of a well-maintained complex, surrounded by other professional and established businesses, creating a clean, secure, and business-friendly environment.

Key Features:

- High clearance warehouse with electric roller door access
- Separate pedestrian entry door for professional presentation and client access
- Stylish and contemporary facade that reflects a high standard of design
- Access to shared amenities + private kitchenette
- " LED lighting installed throughout
- " NBN active —perfect for modern business operations
- Ample onsite and off-street parking for staff and visitors

FOR SALE

\$333,000 including GST

BUILDING AREA

62sqm

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**

- Onsite cafe & surrounded by quality neighbouring tenants
- Located just minutes from the M1 Motorway, with direct links to Sydney, Newcastle, and the Central Coast

Dimensions: L: 10.00m x W: 6.25m

Zoned E4 - General Industrial

Morisset is rapidly growing into a key commercial and industrial hub, strategically located between Sydney and Newcastle. The estate is well-established and attracts a mix of trades, logistics, warehousing, and light manufacturing businesses. This unit benefits from a convenient quiet location within the estate with excellent access to major transport routes.

- Approximate

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

MORE DETAILS

Property ID	38SHXT
Property Type	Industrial/Warehouse
Building Area	62 m2
Land Area	62 m2

Ben Purdue 0450 719 600

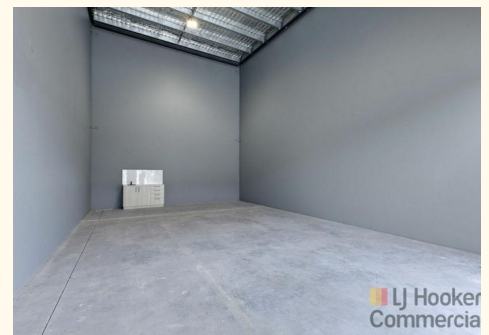
Principal Licensee | ben.purdue@ljhooker.com.au

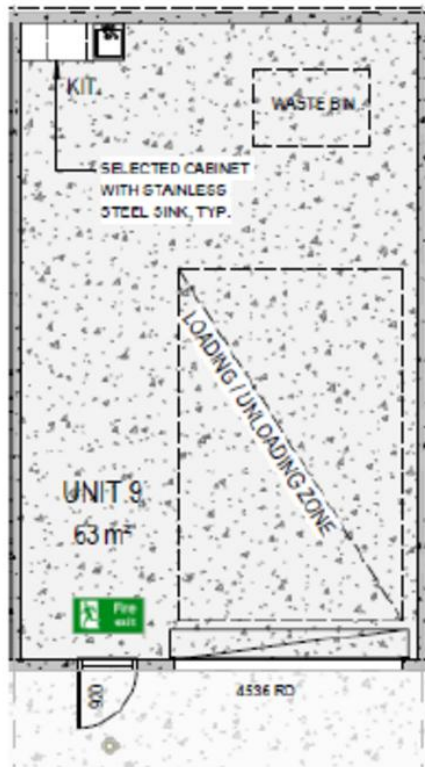
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 **LJ Hooker
Commercial**

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