







Unit 3/2 Burns Road, Ourimbah

Affordable Warehouse Space on the M1 Motorway Interchange!

Position your business for growth with this affordable dated lower clearance warehouse in highly convenient location minutes to the M1 Motorway interchange. Various sizes are available, subject to negotiation.

Offering an expansive floor space, plenty of parkting and seamless access to major transport links, this property delivers the ideal combination of scale, functionality, and affordability for your operations.

Key Features:
- Approx. 600m2 of warehouse space
- Access for medium rigid trucks
- Parking at the door for staff and visitors
- Internal amenities
- Positioned within a popular complex
- Excellent connectivity to the M1 Motorway and key arterial roads
- Adjacent to Eatons Mitre 10

Whether you're looking to expand your footprint or upgrade your space, this property presents a rare opportunity to lease an affordable warehouse space with excellent functionality in a high-demand

FOR LEASE
$80,000 pa gross + GST

BUILDING AREA
600sqm

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

location.

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	39MHXT
Property Type	Industrial/Warehouse Retail
Building Area	600 m2
Land Area	600 m2











Ben Purdue 0450 719 600
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Tom Bore 0402 938 144
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