



13/6a Commerce Close, Taylors Beach

Prime Commercial Shed with Strong Tenancy

Positioned within the highly regarded Taylors Beach commercial precinct, this modern warehouse presents an exceptional investment opportunity backed by a strong and reliable tenancy. Located approximately 6km from Salamander Bay Shopping Centre, 13km from the Nelson Bay CBD, and 26km from Newcastle Airport—;one of Australia's fastest-growing regional airports—;this address offers both convenience and long-term growth potential.

Surrounded by major national retailers and high-performing businesses including Bunnings, BCF, Supercheap Auto, Port Stephens Toyota, Reece Plumbing and more, this is a prime addition to any commercial portfolio.

Property Features:

- 58m²; modern warehouse with full length mezzanine
- Strong existing tenancy providing immediate income security
- High clearance roller door
- Quality concrete precast construction
- Allocated car park
- Situated in a thriving business hub with excellent access

FOR SALE

Please Call

BUILDING AREA

58sqm

AGENTS

David Schmarr

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AGENCY

LJ Hooker Nelson Bay

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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.



Whether expanding your portfolio or securing a low-maintenance commercial asset, this property represents a rare and secure investment opportunity in an increasingly sought-after location.

Agency declares interest

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MORE DETAILS

Property ID	13S7F6R
Property Type	Industrial/Warehouse
Building Area	58 m2

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