



4/11 Sky Close, Taylors Beach

## Premium Industrial Investment or Owner-Occupier Opportunity

Positioned within a tightly held boutique complex of just four industrial units, this substantial commercial offering presents a rare opportunity to secure a premium industrial asset in one of Port Stephens' most sought-after business precincts.

Occupying a highly visible and strategic location, 4/11 Sky Close enjoys exceptional exposure amongst some of the region's most recognised national retailers and businesses, including Harvey Norman, Bunnings Warehouse and Toyota, placing your business or investment at the centre of a thriving commercial hub.

Constructed from solid tilt-panel concrete, the property offers an impressive internal warehouse footprint of approximately 313m<sup>2</sup>, complemented by a substantial mezzanine level of approximately 100m<sup>2</sup>, featuring office accommodation, kitchenette facilities and a private balcony area.

What truly sets this property apart is the extensive outdoor space included on title—an increasingly rare commodity in today's industrial market. The site benefits from approximately 83m<sup>2</sup> of external area incorporating dedicated parking and secure side yard

**FOR SALE**  
Expressions Of Interest

### AGENTS

David Schmarr  
0479 110 235  
dschmarr.nelsonbay@ljhooker.com.au

### AGENCY

LJ Hooker Nelson Bay  
(02) 4984 2400

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space, providing flexibility for storage, operations or future business requirements.

Whether you're an owner-occupier seeking a premium headquarters or an investor looking for immediate income, this opportunity delivers on both fronts. The current owners are willing to remain in occupation and enter into a new lease on attractive commercial terms, creating the potential for an immediate return from settlement.

**Property Highlights:**

- Boutique complex of only four industrial units
- Highly sought-after Taylors Beach industrial location
- Massive 313m<sup>2</sup>\* internal warehouse area
- Approx. 100m<sup>2</sup>\* mezzanine incorporating offices, kitchenette and balcony
- Approx. 83m<sup>2</sup>\* external area on title including parking and side yard
- Solid tilt-panel concrete construction
- Exceptional access and functionality
- Surrounded by major national retailers and businesses
- Flexible investment or owner-occupier opportunity
- Potential leaseback from existing owners on favourable terms

Industrial properties offering this combination of size, location, functionality and outdoor space are exceptionally difficult to find. Secure your position in one of Port Stephens' premier commercial precincts today.

- Approximate areas only.

**MORE DETAILS**

Property ID                    13Y9F6R  
Property Type                Industrial/Warehouse

**David Schmarr 0479 110 235**  
Sales Executive | Licensed Real Estate Agent - Class 2 |  
dschmarr.nelsonbay@ljhooker.com.au

**LJ Hooker Nelson Bay (02) 4984 2400**  
31 Stockton Street, NELSON BAY NSW 2315  
nelsonbay.ljhooker.com.au | nelsonbay@ljhooker.com.au

