



13/15 Shearwater Drive, Taylors Beach

## Modern Industrial Unit With Mezzanine & Excellent Access

Positioned in one of Taylors Beach's most sought-after industrial precincts, this 75m<sup>2</sup> commercial unit offers exceptional functionality, quality finishes and outstanding accessibility. Surrounded by a hub of high-performing local and national businesses, it's an ideal base for trades, storage or small-scale operations.

The unit features an approx. 35m<sup>2</sup> engineered mezzanine with a 300kg/m<sup>2</sup> weight rating, providing valuable additional storage or workspace. Access is effortless via the high clearance electric roller door, with a generous turning circle perfect for trailers and larger vehicles. Internally, the epoxy-coated floors deliver durability, cleanliness and a professional finish.

Key features:

- 75m<sup>2</sup> ground floor area with high clearance
- Approx. 35m<sup>2</sup> mezzanine rated to 300kg/m<sup>2</sup>
- Electric high roller door for easy access
- Epoxy flooring for a clean, durable workspace
- Excellent access and turning circle for trailers
- Low-maintenance, modern industrial unit

To view this property or make an enquiry, please contact:

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.

**FOR LEASE**  
\$17,000 + GST + Outgoings pa

**AGENCY**  
LJ Hooker Nelson Bay  
(02) 4984 2400

 **LJ Hooker**

Rose Brennan  
Email: rbrennan.nelsonbay@ljhooker.com.au  
Phone: 02 4984 2400

All information contained herein is gathered from sources we consider to be reliable. However, we, LJ Hooker Nelson Bay cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://www.ljhooker.com.au/legals/privacy-policy>

## **MORE DETAILS**

Property ID	13WYF6R
Property Type	Industrial/Warehouse

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