

1/15 Miall Way, Albion Park Rail, NSW 2527

\$89,500 + GST + OGS pa

Commercial Shop



## High-Clearance Warehouse with Office Space | E4 Industrial

Modern unit offering functional, high-clearance warehousing and corporate office space on the mezzanine level.

### Key Features

- Total Space: 351sqm
- Warehouse Component: 234sqm lower warehouse/workshop area
- 115 sqm reception, office and amenities
- Mezzanine Office: 117sqm office space
- 4.2m high roller shutter access
- Ground floor reception area, full kitchen, and dual/accessible toilets
- Secure gated complex with wide concrete driveway and 3 car spaces
- Zoning: E4 General Industrial – flexible for manufacturing, warehousing, or logistics

**Open for Inspection**

By Appointment.

### Listed By

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