

13/15 Shearwater Dr, Taylors Beach, NSW 2316

\$17,000 + GST + Outgoings pa

Warehouse



## 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.

**Open for Inspection**

By Appointment.

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:

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