LJ Hooker Nelson Bay
31 Stockton Street,
NELSON BAY NSW 2315

4/11 Sky Cl, Taylors Beach, NSW 2316

Sold - 28/09/2026

Warehouse















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.

Open for Inspection

By Appointment.

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 313m², complemented by a substantial mezzanine level of approximately 100m² 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 83m² of external area incorporating dedicated parking and secure side yard 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 313m²* internal warehouse area
Approx. 100m²* mezzanine incorporating offices, kitchenette and balcony
Approx. 83m²* 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

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.