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

5/11 Bluewater Cl, Taylors Beach, NSW 2316

$499,000

Warehouse

Premium Commercial Warehouse in Taylors Beach?s Thriving Ind

Positioned within one of Port Stephens' most sought-after commercial hubs, this near-new industrial warehouse presents an outstanding opportunity for business owners, investors and tradespeople seeking a modern, low-maintenance facility in a tightly held location.

Open for Inspection

By Appointment.

Constructed using durable tilt panel construction, the property offers a professional presentation and practical design, perfectly suited to a wide range of commercial and industrial applications. Terrific aspect and glass paneling enhance natural light and comfort.

Internally, the warehouse comprises approximately 95m² of clear-span floor space enhanced by a high-quality epoxy-coated floor, creating a clean and functional workspace that is both hard-wearing and easy to maintain. A high-clearance electric roller door provides excellent access for vehicles, equipment and storage, while the addition of a kitchenette and accessible bathroom ensures day-to-day convenience for staff and clients alike.

Adding further value are 2 dedicated 13m² on-title parking space, providing secure and convenient access rarely found in comparable industrial offerings.

Located moments from Taylors Beach's established commercial and industrial precinct, the property enjoys excellent connectivity to Nelson Bay, Newcastle Airport, the M1 Motorway and the broader Hunter Region.

Property Features:
- Near-new commercial warehouse
- Solid tilt panel construction
- Approximately 95m² internal floor area (121m2 total)
- 2x 13m² on-title car parking space
- High-clearance electric roller door access
- Durable epoxy-coated flooring
- Kitchenette facilities
- Accessible bathroom
- Modern, low-maintenance design
- Excellent owner-occupier or investment opportunity
- Convenient access to major transport routes and surrounding business hubs

Listed By
Jason Brennan
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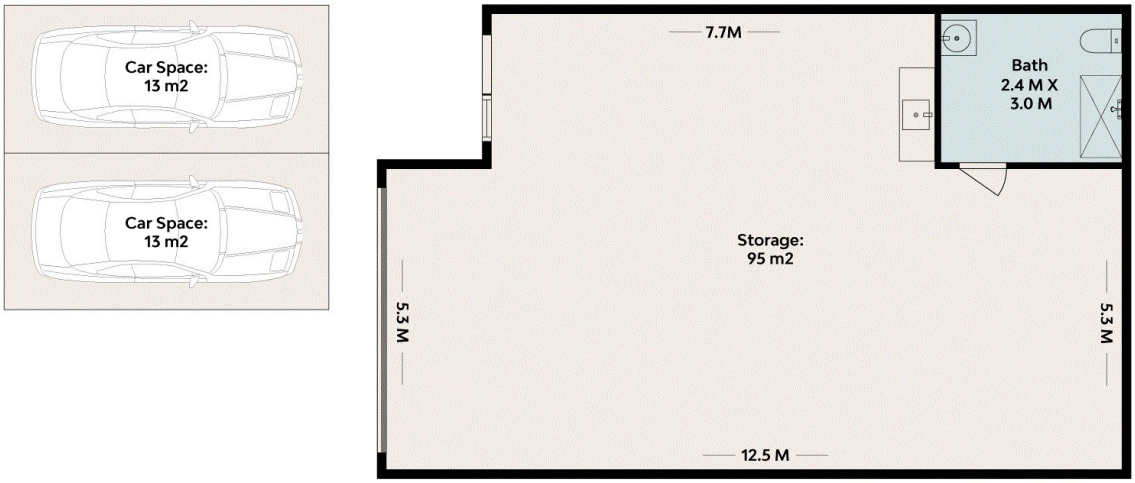
Listing Number: 3552673

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.

Floorplan

LJ Hooker

U5 11 Bluewater Close - Taylors Beach



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Scale in metres and is indicative only. Dimensions are approximate.

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