

5/26 Fairtrader Dr, Yamba, NSW 2464

\$38k Per Year Including GST +
Outgoings

Retail Shop



High-Finish Business Space in Yamba's Modern New Trade Preci

Architecturally designed industrial space for business or personal use, featuring quality finishes, a large mezzanine, kitchenette and full bathroom. This is an opportunity with genuine flexibility and potential.

Ray White Yamba proudly presents this high-quality industrial space within one of Yamba's most modern business precincts. This is currently the only space available for lease in Fairtrader Drive and, at approximately 183m² floor space plus 29m² mezzanine, is the largest in the complex and offers exceptional flexibility for anyone needing an industrial space, without compromising on quality and presentation.

This is a space that supports growth, day-to-day function and professional astetics, and suitable for a wide range of uses including:

- businesses ready to upgrade into a higher-quality premises and strengthen their brand presence
- established operators who value quality, image and a sharper overall presentation
- creatives, makers or artists seeking a polished space to work, create or showcase
- e-commerce businesses needing practical workspace with storage for stock, packing and dispatch
- trade or service-based operators wanting clean, modern premises that reflect the standard of their business
- individuals needing a large storage or workshop area

This is not a purely functional warehouse - it is a well-finished and near-new opportunity, ready to perform and grow with you. Here you can; work, rest, trade, create and store.

Highlights:

- 183 squares of floor space with 29 square mezanine (212 square meters in total)
- The only industrial warehouse space currently available for lease in Fairtrader Drive due to break lease situation
- One of the largest units within the complex and larger than many comparable offerings currently under construction nearby
- Electric automatic and extra high roller door for easy access
- Floor-to-ceiling glazed entry with side windows providing excellent natural light
- Large mezzanine offering flexibility for office, storage or operational use
- Quality kitchenette and bathroom amenities, including oversized shower and disabled unisex toilet

Listed By

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Open for Inspection

By Appointment.

