

Yamba, NSW 2464, address available on request

Negotiable

Warehouse



## 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.

**Open for Inspection**

By Appointment.

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 183m<sup>2</sup>, is the largest in the complex, and offers exceptional flexibility for businesses or individuals needing extra room without compromising on quality or presentation.

This is a space that supports growth, day-to-day function and professional presentation. It will suit a wide range of users, 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

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:

- Approx. 183m<sup>2</sup> of internal floor space with high ceilings
- The only industrial warehouse space currently available for lease in Fairtrader Drive
- One of the largest units within the complex and larger than many comparable offerings nearby
- Electric automatic roller door of approximately 6 metres
- 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
- One designated onsite car space

### Listed By

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