

## Unit 4/116 Mitchell Ave, Kurri Kurri, NSW 2327

Warehouse

Attractive incentives available to  
appro



### Quality Industrial Shed with Offices - Central Kurri Kurri L

Attractive incentives available to approve Tenants!!

Positioned in the sought-after Kurri Kurri industrial precinct, this versatile property offers approximately 254m<sup>2</sup> of clear-span warehouse space plus a large multi-room office suite, ideal for a variety of industrial or trade-based businesses.

**Open for Inspection**

By Appointment.

#### Property Highlights:

- Approx. 254m<sup>2</sup> warehouse with excellent internal clearance
- Three high-clearance roller doors - 3.6m high x 4.3m wide each
- Air-conditioned office space with multiple rooms - ideal for admin, reception, or meeting areas
- Private amenities: Two bathrooms exclusive to this tenancy
- Additional features: Mezzanine storage and a secure concrete strong room

#### Lease Details:

Outgoings: Tenant to pay 65% of applicable outgoings, including:  
Council rates, Water, Strata, Management fees, AFSS, Land tax (if applicable), and Metered Electricity

For more information or to arrange your private inspection, contact Bryce Gibson on 0422 227 668 today.

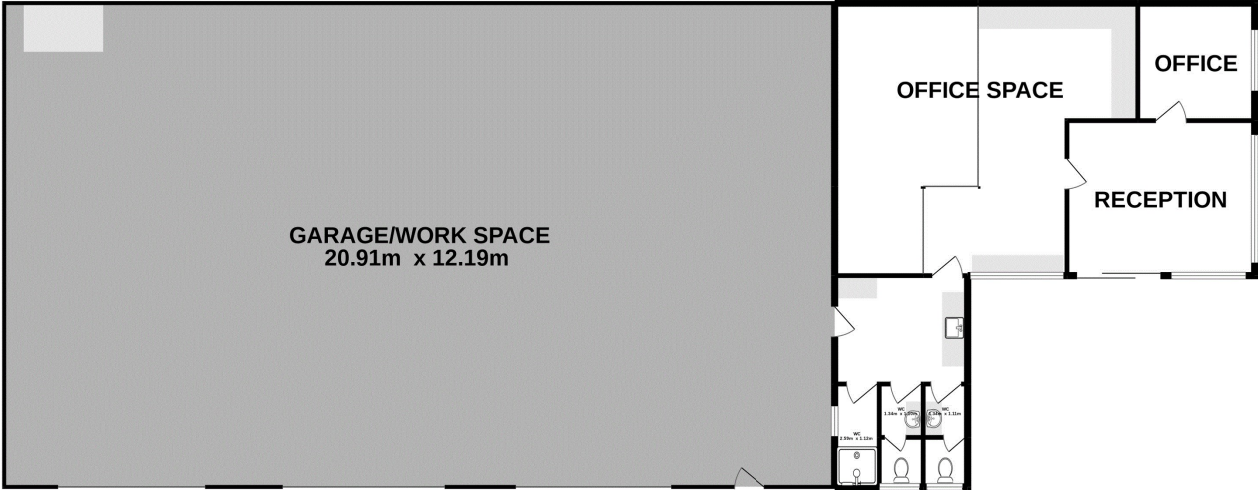
#### Listed By

Bryce Gibson  
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Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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