

## 49 Trade Cct, Wauchope, NSW 2446

\$80,000 incl GST + Council rates pa

Warehouse



### Modern High Clearance industrial shed

This high-quality freestanding industrial building accommodates approximate gross leasable area of 635.8 m2, including mezzanine, offices, engine room and storage.

This fully compliant high clearance building enjoys electronic roller and double glass door access, three-phase power, fire safety system, two security cameras, electronic gating, data cabling, insulated roof, LED lighting, metal roof sheeting, excellent offices insulated and modern amenities.

High profile signage is available and substantial onsite car parking/concrete hardstand are provided.

The property occupies a favourable position within Trade Circuit, Wauchope and is a short distance from its intersection with Bago Road.

Bago Road provides direct arterial access 5 minutes drive on the B56 Highway, providing easy access to the A1 Pacific highway on the Mid North Coast, Port Macquarie Airport is 16km (approx.) away.

This Industrial Estate is tightly held which enjoys convenient accessibility within this rapidly expanding industrial estate.

This quality leasing opportunity enjoys the following features:

- Popular location
- Centrally positioned
- Convenient highway access
- Fully modernised high clearance building
- The showroom/office has a double glass entrance doors for customers
- Excellent truck access
- Undercover loading/unloading facility
- Excellent amenities
- Generous hardstand/11 car parking area including disability parking
- Fully concrete sealed site area

#### Listed By

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**Open for Inspection**

By Appointment.

