

## 23 Jambali Rd, Port Macquarie, NSW 2444

Contact Agent

Warehouse



### CENTRALLY LOCATED AMIDST A VIBRANT COMMERCIAL PRECINCT

Two large units with the potential for two tenancies or take up this prime location for your existing business and lease out the other. Unit 1 is approx. 216sqm and has a reception area, store room, 2 offices and training/staff room with kitchenette, mens & ladies toilets with disable access and a large mezzanine area, whilst unit 2 is approx. 144sqm and has a mezzanine area and shower & toilet facilities. Both units enjoy high roller doors 3.5mtrs. Separately to the main building a detached building of approx. 54sqm which could be ideal for storage or a workshop. Including both mezzanine areas a total of some 487sqm is available.

#### Open for Inspection

By Appointment.

Both units share the side driveway access and the 4 car spaces along with 2 disabled parking spots and access ramp all complement this fantastic property.

Port Macquarie is a fast growing large coastal town which means there will be greater demand for industrial and commercial property and with an already 'busting at the seams' industrial precinct now. This site is zoned E4 ? General Industrial. This property is being sold with vacant possession. Re-locate or set up your business and lease out one section to help in costs recovery.

GST - Nil

For further details and potential rentals call Greg on 0411 440707

Rates - \$4,900pa

#### Listed By

Greg Laws  
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