



## Freestanding retail/distribution warehouse in Lismore bulky goods strip

Showrooms/Bulky Goods • Industrial/Warehouse

19 Krauss Street, South Lismore, NSW 2480

**Floor Area:** 1,365 m<sup>2</sup>

**Land Area:** 0.50ha (1.23 acres)  
(approx)

### Property Description

Prime Bruxner highway exposure in the bulky goods, retail warehouse strip adjacent to Lismore airport, neighbours include, McGregor Gourlay, Haymans, Norco, Bunnings and the adjacent Homemaker centre. The site is only minutes to the CBD.

Freestanding clear-span masonry retail warehouse of 1365 sqm (approx), formerly Lismore Bowl, the current fit out is open plan, airconditioned with a tile ceiling throughout, single roller door to rear.

Conversion to retail / bulky goods / distribution warehouse is being considered - this configuration could offer a raised show room of approx 490 sqm and the balance clear span warehouse of 795 sqm.

Internal height within warehouse with tile ceiling removed is 5.1 M to roof (less to portal frame truss).

Further roller doors are being considered to be installed on northern side.

Good access and parking plus additional unused/unsealed land area on site, land size 4,985m<sup>2</sup> (approx) - current car parking configuration provides 37 car spaces.

- Zoned B6 - Enterprise Corridor. Note - Front door floor height 12.6 (...)

### For Lease

Expressions of Interest invited

### Additional Details

#### Car Spaces

37

#### Zoning

Enterprise Corridor  
B6

#### Parking Comments

In current configuration.



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