



## BRAND NEW INDUSTRIAL & LOGISTICS FACILITY - SOMERSBY

Industrial/Warehouse • Land/Development

83 Gindurra Road, Somersby, NSW 2250

**Floor Area:** 1145.0 m<sup>2</sup> - 12808.0 m<sup>2</sup>    **Land Area:** 2.08ha (5.14 acres)  
(approx)

### Property Description

- **Construction commenced, completing Q4 23**
- **B-Double approved access**
- **High clearance warehouse**

CBRE in conjunction with Raine & Horne Commercial are pleased to offer 83 Gindurra Road, Somersby for lease

Somersby is the closest industrial hub north of the Sydney Metro basin and enjoys direct access (north and south) to the M1 Motorway, including the recently completed NorthConnex tunnel linking Somersby to Sydney's Orbital Network as well as the National Highway route.

Key features include:

- + Areas from 1,145sqm - 12,808sqm
- + High quality finishes
- + Large, heavy duty hardstand areas
- + Available now
- + Multiple docks and roller-doors
- + B-Double approved access
- + Separate truck and car circulation
- + Ample Parking - 68 dedicated onsite parking spaces
- + High clearance - 13.7m ridge height
- + 15sqm cantilevered awnings...

**For Lease**

Please Contact Agent

### Additional Details

<b>Tenure Type</b> Vacant Possession	<b>Car Spaces</b> 68
<b>Zoning</b> IN1 - General Industrial	<b>Parking Comments</b> on-site parking

**Raine & Horne**  
Commercial

**Brad Rogers**  
0459921122

**CBRE**

**Francesco Princi**  
0400 727 499

**Geoff Hunt**  
0439 963 623

Raine & Horne Commercial  
Central Coast - ERINA  
4/203 The Entrance Road, Erina  
NSW 2250

CBRE - Sydney North  
Level 29, 177 Pacific Highway, North Sydney NSW 2060

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