



## Brand new first class business units

Industrial/Warehouse

Units 1, 8 & 16, 46 Riverside Drive, Mayfield West, NSW 2304

**Floor Area:** 262 m<sup>2</sup>

### Property Description

- **Unit sizes ranging from 216sqm\*-262sqm\***
- **Designated car spaces**
- **IN1 General Industrial**

These brand new, first class business units in the Riverside Business Park offer excellent exposure for your business.

The development benefits from drive around vehicle access, incorporating separate driveway entry and exits off Riverside Drive.

With great natural lighting, together with LED high bay lighting, each unit also benefits from aluminium glazed shopfront entrance and first floor window panels.

The units also include the following features:

- Secure concrete panel
- Industrial sized automatic roller doors 4.5m\* high x 4.8m\* wide
- Quality mezzanine areas ideal for professional office fitout or additional storage
- Accessible amenities and kitchenette facilities for each unit

The property is centrally located to the following

- 10 minute\* drive from Newcastle CBD
- 10 minute\* drive to the Port of Newcastle
- 20 minute\* drive from Newcastle Airport ...

**For Lease**

Please contact agent



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