



## PRE CONSTRUCTION RELEASE

Industrial/Warehouse

37-39 Somersby Falls Road, Somersby, NSW 2250

### Floor Area:

102 m<sup>2</sup>

For Sale

From \$306,000 + GST

For Sale



## Property Description

---

10 industrial strata titled units are now available to purchase off the plan

Great exposure facing Somersby Falls Road in the middle of the Somersby Industrial park

Zoned B5, perfect for warehousing and distribution as well as light industries

Allocated car spaces for each unit

Full concrete tilt panels.

Kitchenette and disabled bathroom facility in each unit

LED Hi Bay lighting in each warehouse

Units 2,3,4,5 are 114m2 each  
Unit 7 is 118m2  
Unit 8 is 112m2  
Units 11,12,13 are 102m2 each

Positioned only a minute or 2 to the M1 motorway with approx. 1 hour drive to Sydney or Newcastle.

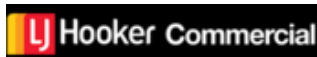
## Additional Details

---

<b>Tenure Type</b>	<b>Zoning</b>
Vacant Possession	B5

**Parking Comments**  
Allocated parks for each unit

37-39 Somersby Falls Road, Somersby, NSW 2250



**Karen Aubrey**  
0411 358 856

---

**LJ Hooker Commercial - Central Coast**  
Suite 401 / 1 Bryant Dr, Tuggerah  
NSW 2259