



## WELL APPOINTED - INDUSTRIAL UNIT/WAREHOUSE/SHOWROOM

Industrial/Warehouse • Showrooms/Bulky Goods

4/9a Ponderosa Parade, Warriewood, NSW 2102

**Floor Area:** 155 m<sup>2</sup>

### Property Description

With the ability to offer a myriad of uses this functional Industrial Warehouse is superbly located in the epicentre of Warriewood's Industrial Precinct. Highly sought after, this Warehouse is perfect for manufacturing, auto trade, showroom or storage and has many other uses. This boutique complex has easy Truck Access throughout, and easy access from major arterial roads, Mona Vale and Pittwater Roads, Creating the perfect location to run a business.

Features Include:

- High Clearance roof
- High Clearance auto roller door
- 3 Phase Power
- Bathroom & Shower
- 2 level office space including Mezzanine Office
- 3 Parking Bays on title
- 155m<sup>2</sup> Building space
- Flexible Lease terms
- Air-conditioning
- Internal natural light

**Leased**

Leased: Mon 27-Apr-20

### Additional Details

**Car Spaces**

3

**Hardy's 1**

**Lincoln Gutherson**

0406776788

**John Vaccaro**

0419221002

**Hardy's 1 - Mona Vale**

Level 3, Suite 17, 1 Mona Vale Road, Mona Vale NSW 2103