



## CLEAN & FLEXIBLE WAREHOUSE OR STORAGE SPACE

Industrial/Warehouse

Part 33/14 Jubilee Avenue, Warriewood, NSW 2102

**Floor Area:** 70.0 m<sup>2</sup> - 121.0 m<sup>2</sup>

### Property Description

Located in Warriewood's business park precinct is this excellent industrial factory which is suitable for a variety of businesses. This is an exceptional clean & tidy environment with access to all the major arterial roads.

We have 2 options on the ground floor available for you to choose from:

Option 1: Lease 70sqm\* at the rear of the warehouse in a shared occupancy & access arrangement; or

Option 2: Lease 121sqm\* being the whole of the ground floor warehouse area (no sharing).

Both Options are suitable as storage or light manufacturing industries (minimal noise).

Features include:

- 2.7m\* ceiling height under mezzanine.
- High clearance at front.
- 4.5m\* roller door access.
- Internal kitchenette....

**Leased**

Leased: Mon 20-Sep-21

### Additional Details

**Car Spaces**

1



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