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TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

CHRIS WATSON  
M: 0402 430 213  
E: [chris@chapmanfrazer.com.au](mailto:chris@chapmanfrazer.com.au)



CHAPMAN & FRAZER



## Freestanding Industrial Factory / Warehouse

Industrial/Warehouse

Unit, 20B Dell Road, West Gosford, NSW 2250

**Floor Area:** 600 m<sup>2</sup>

### Property Description

- **Multiple roller shutters**
- **Heavy duty three phase power**
- **Secure gated facility**

Available to lease from 1st June 2021 is this large, regular shape stand alone metal clad and hebel panel factory / warehouse.

The total net lettable area of this facility is 600sqm approx. with an IN1 Industrial Zoning.

The warehouse is clear span, with 6m wall height, the ceiling is insulated and the roof incorporates translucent panels to allow extra natural light flow, with two 5m wide roller shutters and three phase power in place.

The internal fit out includes kitchen / lunchroom, store rooms, multiple partitioned offices & male / female amenities with showers.

There is plenty of on site parking and great truck access via the large concrete driveways and hardstand areas, making it easy to load and unload goods and equipment quickly.

This facility is perfect for warehousing, manufacturing, storage, distribution or any other uses that could utilize such a facility.

**Leased**

Leased: Mon 16-Aug-21

### Additional Details

#### Zoning

IN1 General  
Industrial

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& FRAZER

**Chris Watson**

0402430213

**Chapman & Frazer Real Estate - Gosford**

Level 1 / 27 Dane Drive, Gosford  
NSW 2250

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