



INDUSTRIAL HARDSTAND CLOSE TO COFFS HARBOUR BYPASS - 18,450m²

Industrial/Warehouse • Land/Development

Part A, 3 Hamilton Drive, Boambee East, NSW 2452

Floor Area: 1,075 m²

Land Area: 1.85ha (4.56 acres)
(approx)

For Lease

\$265,125pa + GST

Property Description

Construction of the Coffs Harbour Bypass will be commencing soon. This property is ideally suited for major contractors requiring close proximity to the works site.

The site is 3kms via the Pacific Highway from the Isles Drive Englands Road intersection. Zoned IN1 Industrial, the site accommodates an approximate total site area of up to 18,450m², approximately 75m x 300m.

A two storey carpeted, air-conditioned and partitioned administration office building of some 1,075m² is erected upon the land with an adjoining car park.

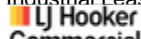
This property enjoys the following features:

- Existing heavy industrial complex
- Substantial surplus level flood free land available
- Lessor will provide security fencing etc. as required
- Close proximity to Bypass works site
- Excellent vehicular access via Pacific Highway and Hogbin Drive
- B Double friendly

If your company needs to secure a suitable site for the construction of the Bypass then CALL NOW!!!

The asking rental of \$265,125 p.a. gross excluding GST, equates to \$10/m² for hardstand and \$75/m² for the office space.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Industrial Leasing Specialists today:



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LJ Hooker Commercial - Coffs Harbour

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Additional Details

Building

Whole