



For Lease



## Modern Industrial Warehouse with Office &

Position your business in this well-appointed industrial warehouse offering a functional combination of warehouse, office, and mezzanine storage. With quality features throughout and excellent connectivity, this property is ideal for a range of industrial, trade, and commercial operations.

Property Features:

- Approximately 260m<sup>2</sup> warehouse facility
- Approximately 194m<sup>2</sup> of clear-span warehouse space
- Approximately 59m<sup>2</sup> of fully air-conditioned office space
- Kitchenette and bathroom amenities
- Approximately 90m<sup>2</sup> mezzanine storage area
- Mezzanine rated to 500kg/m<sup>2</sup>

### PRICE

\$800 per week + GST + Outgoings

### ADDRESS

15/10 Michigan Road, Kelso, NSW 2795

### AGENTS

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