



### 31 Port Stephens Street Raymond Terrace, NSW

BRAND NEW - LOCATED IN RAYMOND TERRACE COMMERCIAL CBD

Brand new warehouse located in Raymond Terrace commercial CBD.

Features include:

- Fantastic Exposure
- 380m2 warehouse with mezzanine approx. 40 - 50m2
- Amenities with shower, disabled access
- Internal office & lunch room
- 3 phase power
- 15kw solar
- Six "customer" car spaces at front
- Three "staff" car spaces at the rear
- Security Fencing
- Ideal showroom potential

**Council Rates:** \$4,004.34/year (approx)

**Water Rates:** \$1,476.96/year (approx)

**Strata Rates:** \$0.00 p/q



**Melissa Parkinson**

0414 484 234