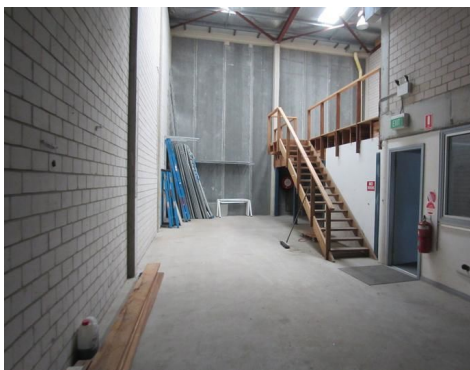


UPSTATE

**Fantastic
Versatile
233sqm
Warehouse**



Warriewood 6/11 Ponderosa Parade

Price: \$48,700 + GST Net
Total Building area: 233sqm

LEASE

Fantastic bright & airy warehouse located within a modern industrial development in the heart of Warriewood's commercial & industrial precinct. With excellent truck access and 5m to 8m clearance this warehouse will suit a wide range of users.

To the front of the property there is a reception/showroom area on the ground floor with air conditioned office space on the second floor. The office is flooded with natural light and features a glass partitioned private office/boardroom.

- *Light high clearance warehouse
- *Warehouse 140sqm
- *First floor 65sqm
- *Mezzanine 28sqm
- *Reception/showroom
- *Air conditioned offices
- *Male & Female amenities
- *Lunchroom with kitchenette
- *On-site cafe
- *3 Parking spaces
- *Outgoings \$6,900

Amenities include separate male & female amenities with the addition of a lunch room with kitchenette. There are three on grade parking spaces located directly in front of the warehouse for convenience.

Centrally located within Warriewood's commercial & industrial precinct; on Ponderosa Parade in close proximity to Mona Vale shops, public transport, golf courses and the beach.

Agents

Paul Cunningham 0413 161 661
paul.c@upstate.com.au

Upstate Office

Tel 9939 6788
hello@upstate.com.au

View videos, photos and more of this amazing property and to see all our listings visit
upstate.com.au

UPSTATE
/ Commercial