

LAWSON.



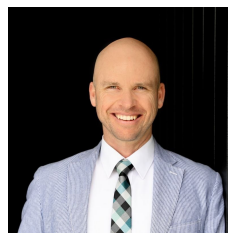
2b/9 Brodie Street MORISSET NSW

Situated within the busy Pearl Service Industrial Centre, this warehouse will suit a wide range of business uses. Previously occupied by F45 Gym, the property has double glass doors for customer entry and high bay automated roller door access at rear.

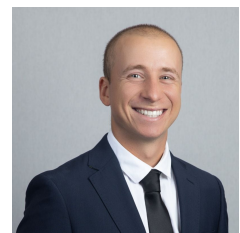
Featuring:

- * Excellent signage options for promotion and brand exposure
- * High bay roller automated door at rear
- * 3 Phase Power
- * Glass Customer entry
- * 132m2 Mezzanine level available on application
- * Kitchenette & accessible amenities
- * Covered rear loading and access

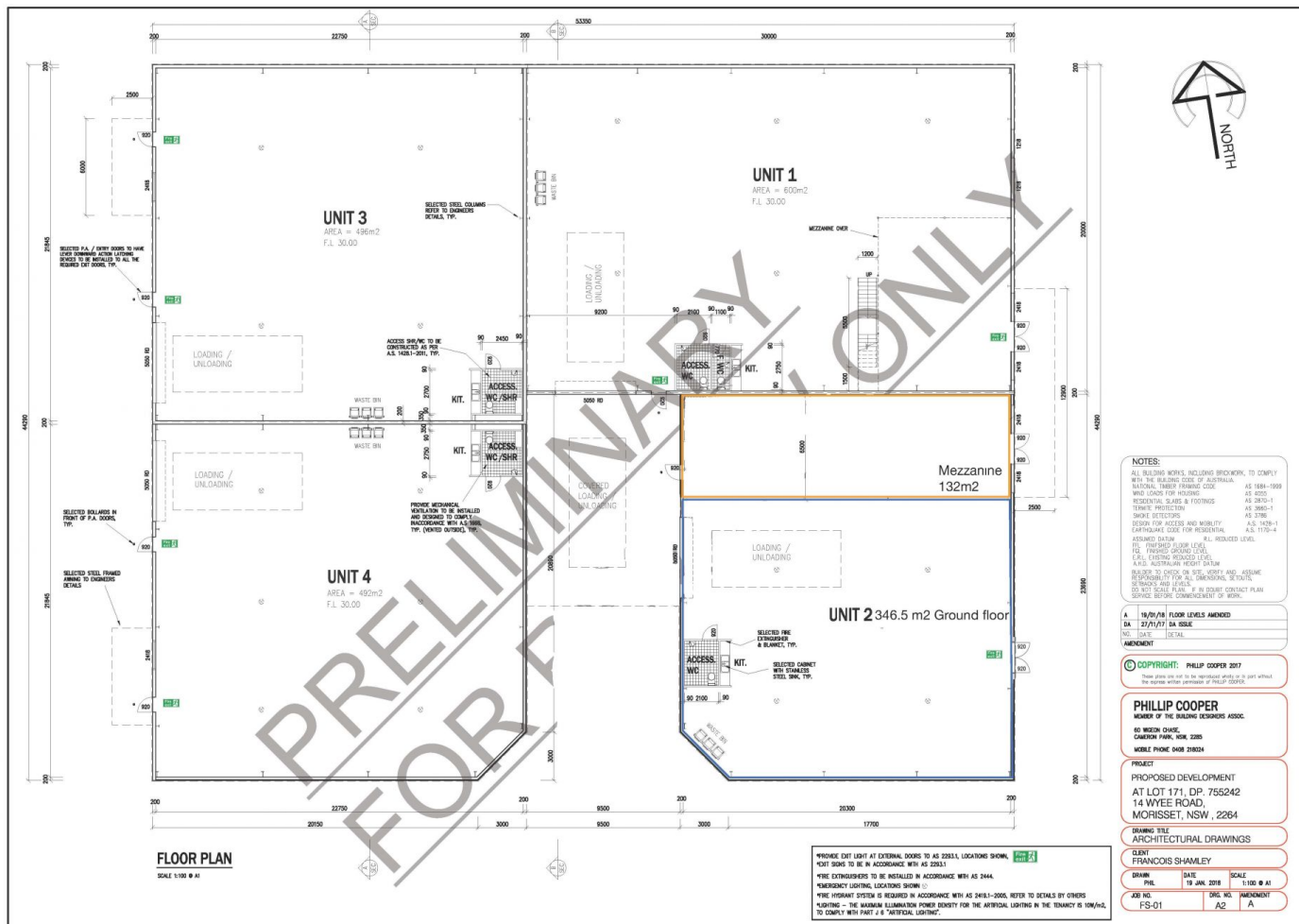
Price : Contact Agent
Building Size : 346 sqm
Land Size : 346.5 sqm
View : <https://www.lawsonre.com.au/8026390>



Ben Lawson
0412552024



Jake Baynie
0499271238



FLOOR PLAN
SCALE 1:100 @ A1

NOTES:
ALL BUILDING WORKS, INCLUDING BRICKWORK, TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
NATIONAL FIREWORKS REGULATIONS AS 1884-1999
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RESIDENTIAL SLABS & FOOTINGS AS 2870-1
TERRACE FRETWORK AS 2870-1
SMOKE DETECTORS AS 2878
ESCAPE FOR ACCESS AND MOBILITY AS 1438-1
LAPWELFARE CODE FOR RESIDENTIAL AS 1170-4
ACCESSIBLE BATHROOM AS 1170-4
RES. FINISHED FLOOR LEVEL
E.L. FINISHED CEILING LEVEL
E.L. EXISTING REDUCED LEVEL
E.L. EXISTING RECESSED BATHROOM
REFER TO CHECK OR SITE VISIT AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, DEVIATIONS, AND TOLERANCES.
DO NOT SCALE PLANS. REFER TO EXISTING CONTRACT PLANS FOR ANY DISCREPANCY OR WORK.

A. 10/10/10 FLOOR LEVELS AMENDED
DA 2/1/17 DA ISSUE
NO. DATE DETAIL
AMENDMENT

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PROJECT
PROPOSED DEVELOPMENT
AT LOT 171, DP. 755242
14 WYEE ROAD,
MORRISSET, NSW, 2264

DRAWING TITLE
ARCHITECTURAL DRAWINGS

CLIENT
FRANCOIS SHAWLEY

DRAWN	DATE	SCALE
PHL	19 JUN 2018	1:100 @ A1

JOB NO.	DWG. NO.	AMENDMENT
FS-01	A2	A

IF THESE DIMENSIONS DO NOT MATCH THE DIMENSIONS SHOWN ON THE EXISTING CONTRACT PLANS, THE DIMENSIONS SHOWN ON THIS PLAN SHALL PREVAIL.
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