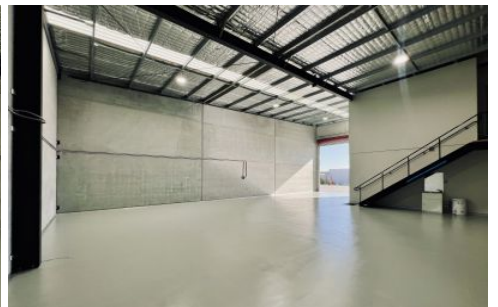


# LAWSON.



## 3/5 Venture Close MORISSET NSW

3 

This premium warehouse unit is a terrific opportunity for an industrial business to establish and grow. Suitable for a range of manufacturing, mechanical, warehousing, and light fabrication.

**Building Size** : 264 sqm  
**Land Size** : 223 sqm  
**View** : <https://www.lawsonre.com.au/8102354>

Conveniently located, E4 general industrial unit in the heart of the Morisset business park, ideally situated between Newcastle, Central Coast and Sydney.

Within easy reach of major arterial roads and is a convenient distance to Sydney and Newcastle, Ports, Airport, and the M1 Pacific Motorway. Nearby business include; Ultratune, Anytime Fitness, KFC, Subway, Cafes, The Yard Smokehouse & Brewery, Dahlsens, Bunnings, Storage King.



**Ben Lawson**  
0412552024



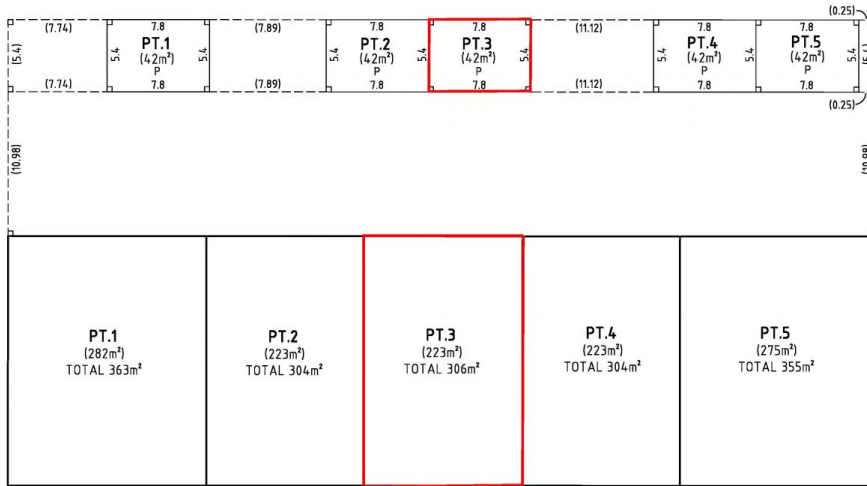
**Jake Baynie**  
0499271238

## PROPERTY FEATURES:

<https://www.lawsonre.com.au>  
Ph. 02 4973 3111

11/43 Accolade Ave, Morisset  
02 4973 3111

# GROUND FLOOR PLAN




ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

CARPARKS ARE LIMITED IN HEIGHT TO 5 METRES ABOVE THEIR RESPECTIVE UPPER CONCRETE SURFACE EXCEPT WHERE COVERED WITHIN THIS LIMIT.

P - CARPARK

<p><b>SURVEYOR</b> Name: NIGEL DELFS Date: 29TH SEPTEMBER 2022 Reference: 21862</p>	<p>PLAN OF SUBDIVISION OF LOT 112 D.P.124/5171</p>	<p>LGA: LAKE MACQUARIE Locality: MORISSET Reduction Ratio 1:250 Lengths are in metres.</p>	<p>Registered 26/10/2022</p> 	<p><b>SP105548</b></p>
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10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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