

# LAWSON.



## 9/10 Kam Close MORISSET NSW

3 

A quality tilt panel and block industrial unit ideal for a variety of businesses requiring a combination of mezzanine/office/warehousing.

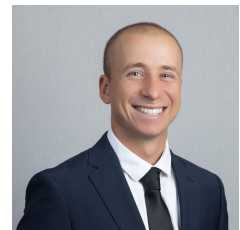
- \* Situated in a popular complex in a sought-after location with excellent street exposure
- \* High span warehousing with roller door and glass shop front access
- \* Interior walls half painted throughout, and 3-coat painted floor, adding to the serviceability and appeal
- \* Internal kitchenette/amenities including shower & 2 x WC
- \* Bonus 3 x exclusive use off street staff/tenant /customer parking spaces
- \* NBN, 3-phase power available for connection

AREA: Warehouse: 206sqm (approx.) Mezzanine: 42sqm (approx.)

**Price** : Contact Agent  
**Building Size** : 248 sqm  
**Land Size** : 206 sqm  
**View** : <https://www.lawsonre.com.au/8137143>



**Ben Lawson**  
0412552024



**Jake Baynie**  
0499271238