

LAWSON.



4/5 Gateway Boulevard MORISSET NSW

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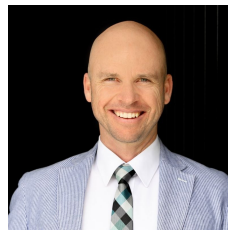
Join National Brands & Capture Unbeatable Exposure

Position your business at the forefront of Morisset's commercial growth. This 284sqm versatile warehouse/showroom is situated within a high-traffic bulky goods complex, offering the perfect blend of industrial functionality and retail-style visibility.

Key Property Features:

- * Total Area: 284sqm of high-clearance floor space.
- * Bonus Mezzanine: Ideal for a dedicated staff room, administrative offices, or additional storage.
- * Strategic Zoning: E3 Productivity Support, catering to a wide variety of industrial and commercial uses.
- * Location Excellence: Immediately adjacent to the high-traffic intersection of Gateway Blvd and Mandalong Road, with near-instant access to the M1 Motorway.

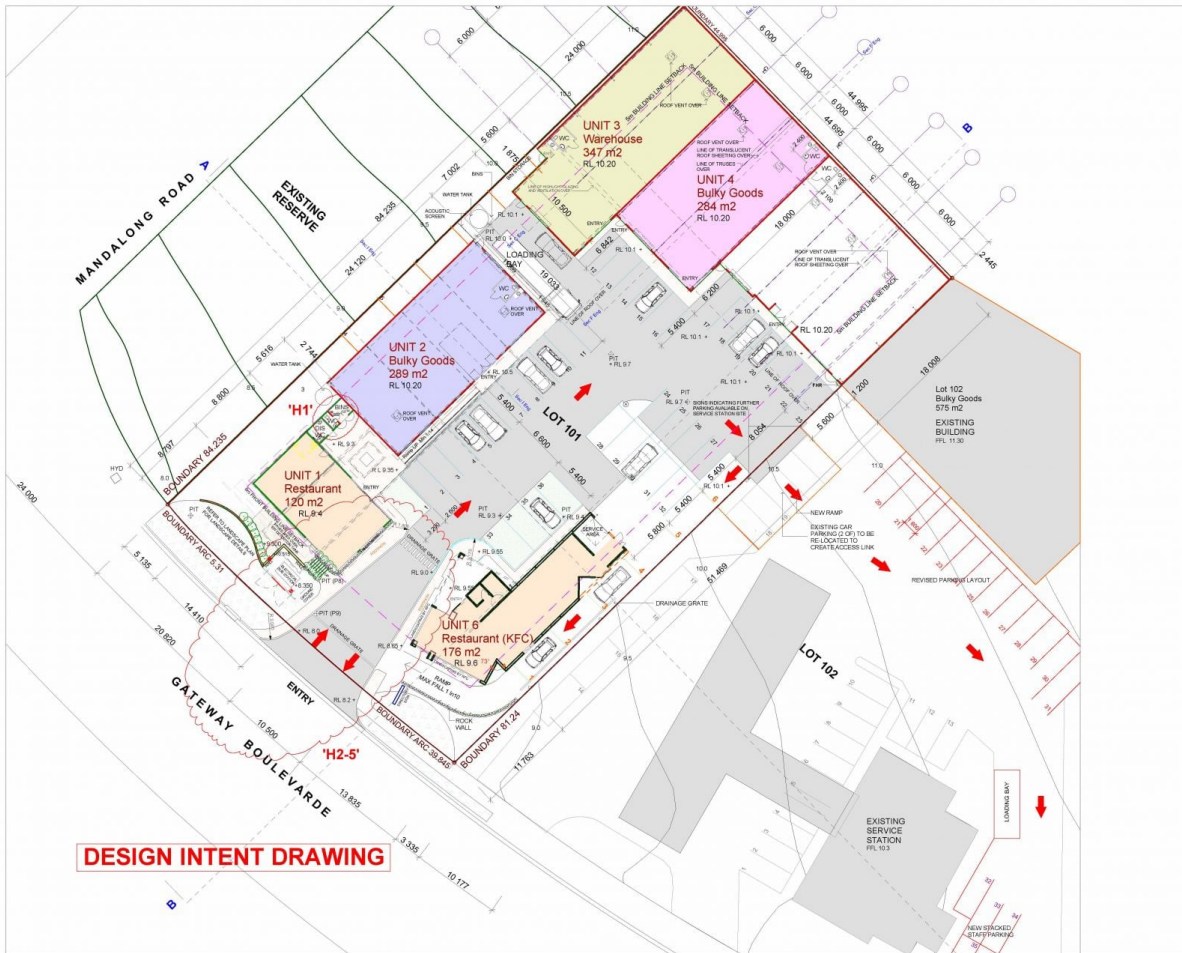
Price : Contact Agent
Building Size : 284 sqm
Land Size : 284 sqm
View : <https://www.lawsonre.com.au/8680562>



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Emily Clark
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NOTES
 REFER TO CIVIL ENGINEERING DRAWINGS FOR
 DETAILS OF ALL UTILITIES AND SERVICES.
 REFER TO LANDSCAPE ARCHITECT'S PLAN
 FOR LANDSCAPE DETAILS. ALL UTILITIES
 TO BE RELOCATED UPON SUBSTITUTION.

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PROJECT
 PROPOSED DEVELOPMENT
 2044
 2044
 TEREPALE PTY LTD
 DEVELOPMENT APPLICATION
 PLAN

DATE: 04/11/2024
SCALE: 1:500
PROJECT NO.: 2044-DA22-H