

LAWSON.



7/61 Gateway Boulevard MORISSET NSW

3 

Well positioned to capitalise on the Morisset growth corridor and easy North / South M1 access, this high quality E4-General Industrial unit will suit a wide variety of businesses expanding locations or increasing their current Morisset footprint.

Designed for easy access with a loop drive in and out, this high-quality has been designed by one of the area's leading builders and boasts excellent off-street parking and is ideally positioned nearby cafes, breweries and within easy access to main arterial roads.

Features include;

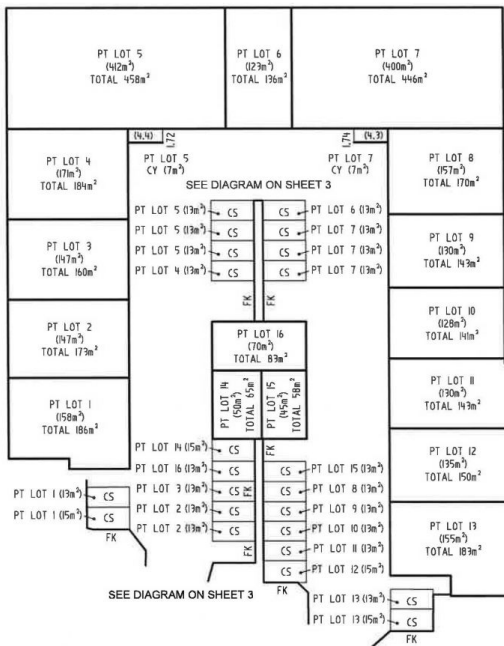
- * Tilt-up concrete panel construction
- * Stylish facade, windows, and entry door
- * 5050mm wide electric roller door
- * Kitchenette, accessible-compliant bathroom + shower

Price : \$4500 / Month + Outgoings + GST
Building Size : 407 sqm
Land Size : 407 sqm
View : <https://www.lawsonre.com.au/8052424>



Ben Lawson
0412552024

Reg:R595654 /Doc:SP_0107362_P /Rev:26-Nov-2023 /Prj:26-Nov-2023_04:01 /Seg:2 of 7
 Office of the Registrar-General /Sec:New LRS Connect /Ref:LRS:Connect-S ForSurveyor Use Only



ALL AREAS SHOWN HEREON ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT, 2015 ONLY AND ARE APPROXIMATE.

CONNECTIONS & LINE BOUNDARIES ARE MEASURED PERPENDICULAR FROM FACE OF WALL AND FROM VISIBLE CORNERS OF STRUCTURES UNLESS SHOWN OTHERWISE.

THE STRUTUM OF THE OPEN CAR SPACES IS LIMITED IN HEIGHT TO 5 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE PAVEMENT.

FENCING, RETAINING WALLS, AWNINGS, HARDSTANDS, CLADDING & ALL FIXED STRUCTURES ARE COMMON PROPERTY.

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

DRAINAGE STRUCTURES, LINES AND PITS ARE COMMON PROPERTY.

CS CAR SPACE
 CY COURTYARD (COVERED)
 FK FACE OF KERB

GROUND FLOOR PLAN

SURVEYOR
 Name: MATTHEW W PAYNE
 Date: 16/11/2023
 Reference: 37671

PLAN OF SUBDIVISION OF
LOT 401 DP 1278483

LGA: LAKE MACQUARIE
 Locality: MORISSET
 Reduction Ratio 1: 400
 Lengths are in metres

REGISTERED
 28/11/2023

SP107362