



**BERESFIELD**  
3/31 Yilen Close

175 sqm

1 

## Modern industrial unit + premium quality fit out

### Contact agent

Discover 31 Yilen Cl, Unit 3 – 175m<sup>2</sup>, where quality reigns supreme. Impeccably designed with open-plan offices, high-clearance warehouse, and top-notch amenities, this space is perfect for your industrial needs.

- Unit 3 – 175 sq/m
- Includes open plan upper level office fit out
- Lower level tiled reception/showroom entrance
- Full concrete tilt up construction high warehouse clearance, minimum 7.5m
- High bay LED lighting & 3 phase power to each unit
- Quality kitchenette, disabled amenities including shower & tiled ground floor foyer entrance
- Large 4m W x 4.8m H electrically powered roller doors extruded awning over roller doors

<b>Property ID</b>	L22871248
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	175
<b>Car Spaces</b>	1

### AGENT

**Warren Plumb**

 0407 229 904

 Warren.Plumb@newcastle.rhc.com.au

- Concrete internal walls & stairwells to upper office levels (Units 1-4)
- Censored flood lights for additional security
- 1 On site car park
- IN1 General Industrial Zoning

Beresfield, home of local, national and multinational companies servicing the transport, mining, engineering and construction Industries. So come join the likes of Mainfreight, Daracon Engineering, Toll Resources, CSR Bradford, Crown Equipment, Air Liquide Limited, Toyota Material Handling and many more who have made this estate their home.

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