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## Property Details



### 7/6 Frost Drive, MAYFIELD WEST

Invest or Occupy | Highly Sought After Opportunity



**Property  
Preview**

This sought after, modern logistics asset located in the heart of Steel River offers the opportunity to secure your future in a modern well-appointed industrial office and warehouse, that is ideal for owner occupation or as investment.

Suite 7 is well positioned in a small complex that features; 4.6m height clearance on the electric, 4m wide roller door, two phase power connected with the provision for three phase, NBN connected, kitchenette and full, showered bathroom.

The internal clearance has full height concrete panel walls with an insulated roof incorporating hi-bay lighting. A substantial mezzanine is a bonus to storage capabilities and the title names three car spaces exclusive to this suite. Providing showroom capabilities with customer pedestrian access via a dedicated frosted glass entry and a back to base alarm system delivering additional security, the flexibility this suite offers for use is impressive.

Carpeted and air-conditioned office accommodation is light-filled and presents with internal windows to the mezzanine and the staircase below. A bonus Mezzanine (approx. 9.5m\* x 5.7m\* and an additional space of 4.1m X 4.5m) is ideal for warehouse storage.

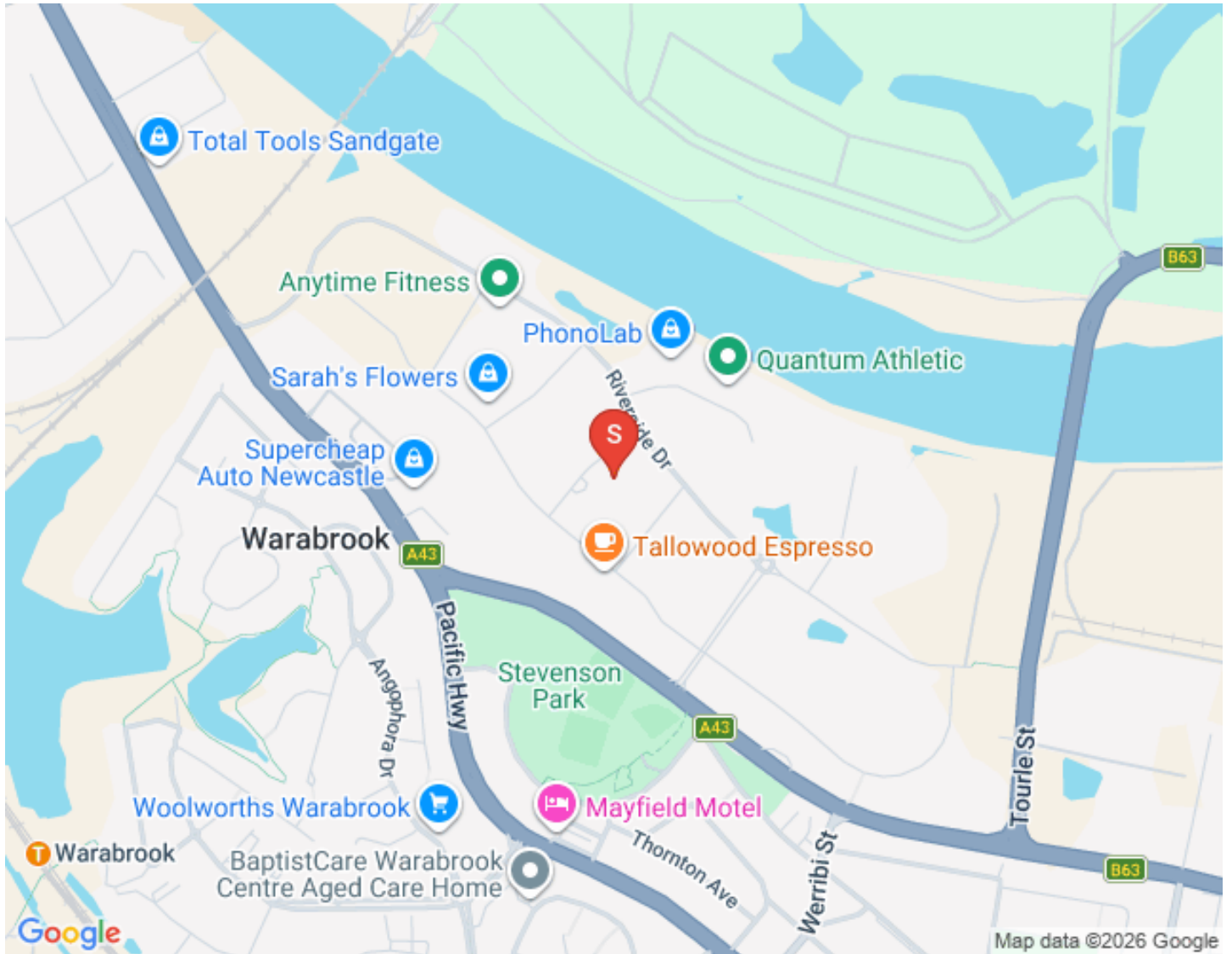
Located under 10km from Newcastle's CBD and only minutes to the entry / exit of Industrial Drive or the Pacific Highway. Position yourself in one of Newcastle's fastest growing regions. Call today for your inspection!

This property is proudly marketed by Michael Haggarty, contact 0408 021 921 for further information or to book your private inspection.

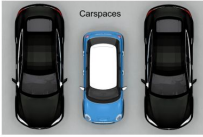
First National David Haggarty, We Put You First

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

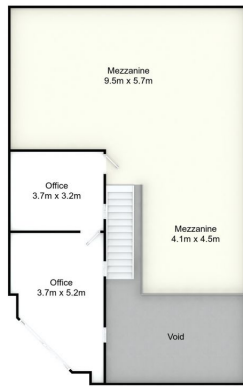
## Location



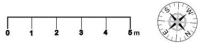
# Floorplan



Lower Level



Upper Level



7/6 Frost Dr, Mayfield West

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

## Inclusions

### Inclusions

Double door roller - truck height

Mezzanine

Upstairs offices

Two phase power, but three phase power available

Fluro lighting

NBN connected

Kitchenette

Electric hot water system

Bathroom with shower and WC

Frosted glass pedestrian entrance

Insulated roof

Lined walls

Three car park spaces on the title

Two carpeted offices

Eclipse AC

4m wide roller door

Clearance 4600 on garage door

Remote garage door

Checker plate steel staircase

NESS zoned alarm system back to base

External tap

293m<sup>2</sup> floorspace

## About Us

### **MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing**



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

### **Links**

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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## Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.