



### 90/69 Middleton Road Cromer NSW

- \* Total Internal Area: 64m<sup>2</sup>
- \* Dimensions - 8.8m length x 7.3m width
- \* Newly completed development - The Vault, Cromer
- \* Great position within complex - 4th unit from the entrance gate
- \* Excellent access with 2 roller doors
- \* Divided into 2 units that can be recombined
- \* Bonus mezzanine area of 46sqm (left 26sqm, right 20sqm)
- \* Perfect for investors or owner occupiers. Occupy all or rent one out!
- \* Layout of complex allows for occupant to drive up to the door
- \* Internal clearance up to around 5m
- \* Shared disabled access amenities in complex
- \* 24/7 secure access and CCTV building system
- \* Roller door access with individual security options
- \* Individually metered with phone data and power connection
- \* LED lighting included
- \* Zoning - General Industrial IN1

**Type** : Industrial  
**Building Size** : 64 sqm  
**View** : <https://portfolio.websites.reapit.com.au/reef/6683330>



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