



## 2/5 Frost Drive Mayfield West NSW

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High profile "FRONT UNIT" set in the prestigious Steel River Estate, freshly painted throughout with as new floor covering and ducted air to mezzanine office block. Security fencing with timed access gates featuring:

- \*228m2 total floor space
- \*181m2 ground floor with formal reception, kitchenette, Disabled size W.C & warehouse-floor plan can be varied upon application
- \*47m2 of air conditioned mezzanine offices overlooking the warehouse-offers 2 separate offices plus boardroom
- \*4.5m roller door
- \*5 reserve car parks plus additional customer car parking
- \*Security fencing with timed access gates, private control for lessee to allow access at anytime
- \*Central location close to Newcastle CBD & harbour
- \*\$39,500 rental P.A + GST

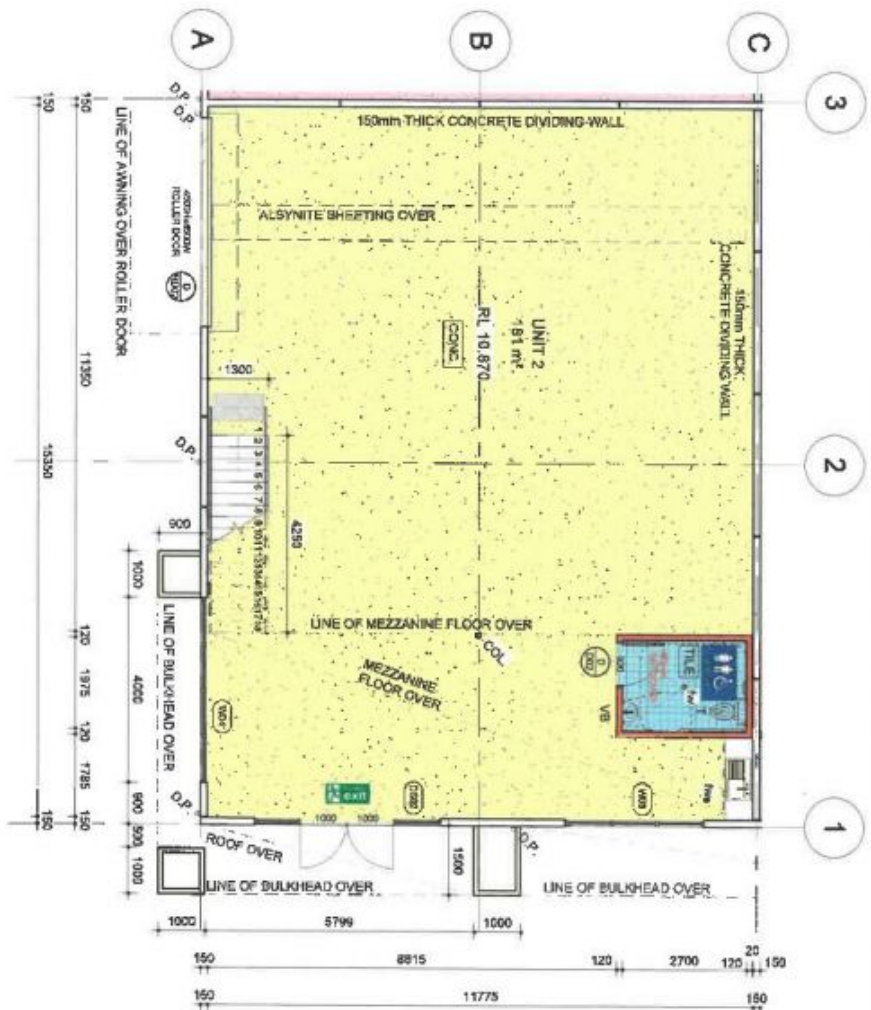
**Price** : \$39,500 pa  
**Building Size** : 228 sqm  
**View** : <https://www.dowlingterrace.com.au/lease/nsw/newcastle-region/mayfield-west/commercial/industrial/7597697>



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ISSUE	DESCRIPTION	DATE
1	FOR REVIEW	26.7.2017

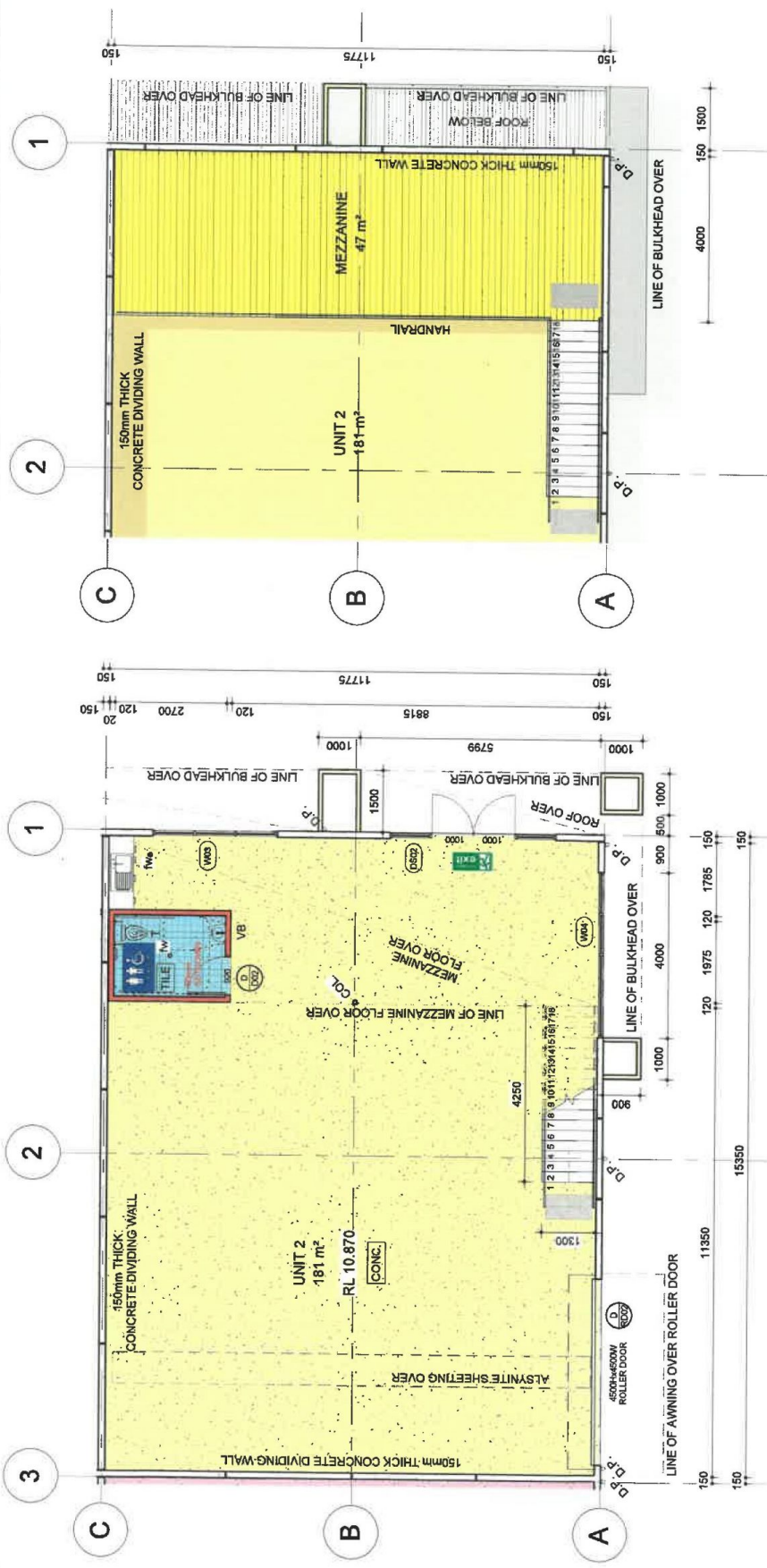
**WILLIAMS RIVER STEEL**  
*There is a Difference*

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<b>MAVERICKS</b>			
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NO.5 FROST DRIVE STEEL RIVER			
MAYFIELD WEST NSW 2304			
<b>UNIT 2</b>			
<b>FOR REVIEW</b>			
<b>FLOOR PLAN &amp; MEZZANINE PLAN</b>			
DRAWN:	B.W.	CHECKED:	B.W.
JOB No:	JN612430	DATE:	26.7.2017
PAGE SIZE:	A3	SHEET:	A120
ISSUE:	1	SCALE:	1:100

**INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL**





FLOOR PLAN

1 : 100

MEZZANINE PLAN

1 : 100

MAVERICKS

LOT 65 D.P.270249  
No.5 FROST DRIVE STEEL RIVER  
MAYFIELD WEST NSW 2304

UNIT 2

FOR REVIEW

FLOOR PLAN & MEZZANINE PLAN

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