



31-33 Leighton Place Hornsby NSW

North Shore's Premium Industrial Complex

This state-of-the-art industrial complex is comprised of 51 units ranging in size, clearance, lay out and intended use.

Ideally located in Hornsby's Industrial Area and featuring large amounts of natural light, secure gated 24hr access and large breezeways designed for assurance of dry storage spaces.

- Sizes from 80-183sqm
- Roller door access
- Unit heights from 3m to 5.5m approx*
- Toilets, shower and kitchenette
- Bonus basement storage in some units
- 3 phase power
- Secure 24 hour access

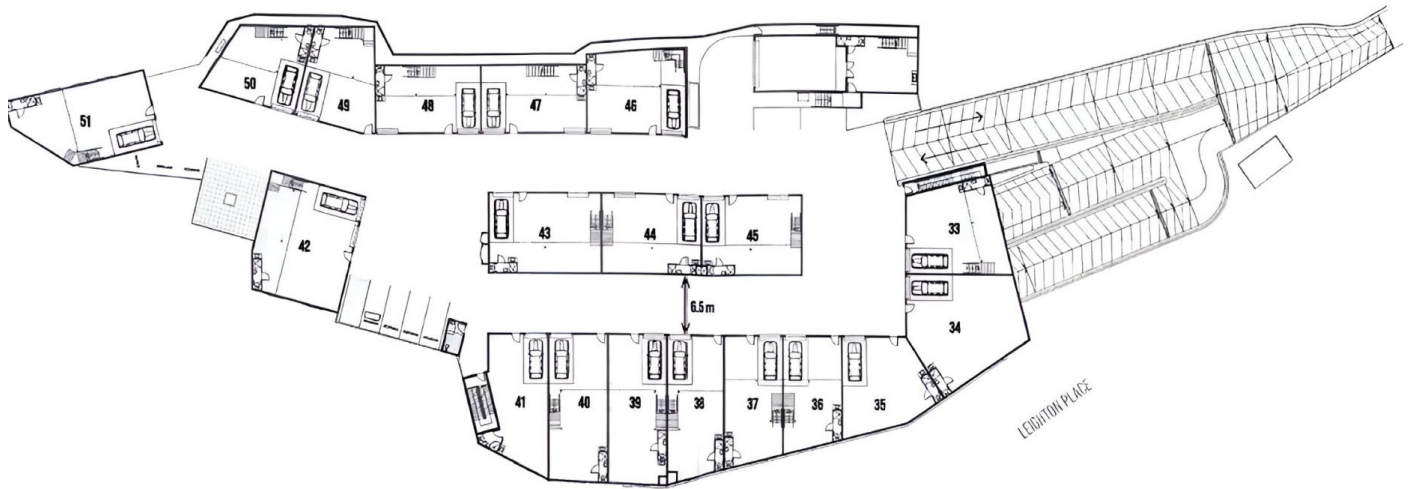
Zoning: E4 - General Industrial

Type : Apartment

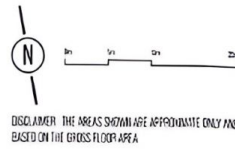
View : <https://www.camelle.com.au/sale/nsw/north-shore-upper/hornsby/project/apartment/8024996>

Janine Best
02 9476 5222

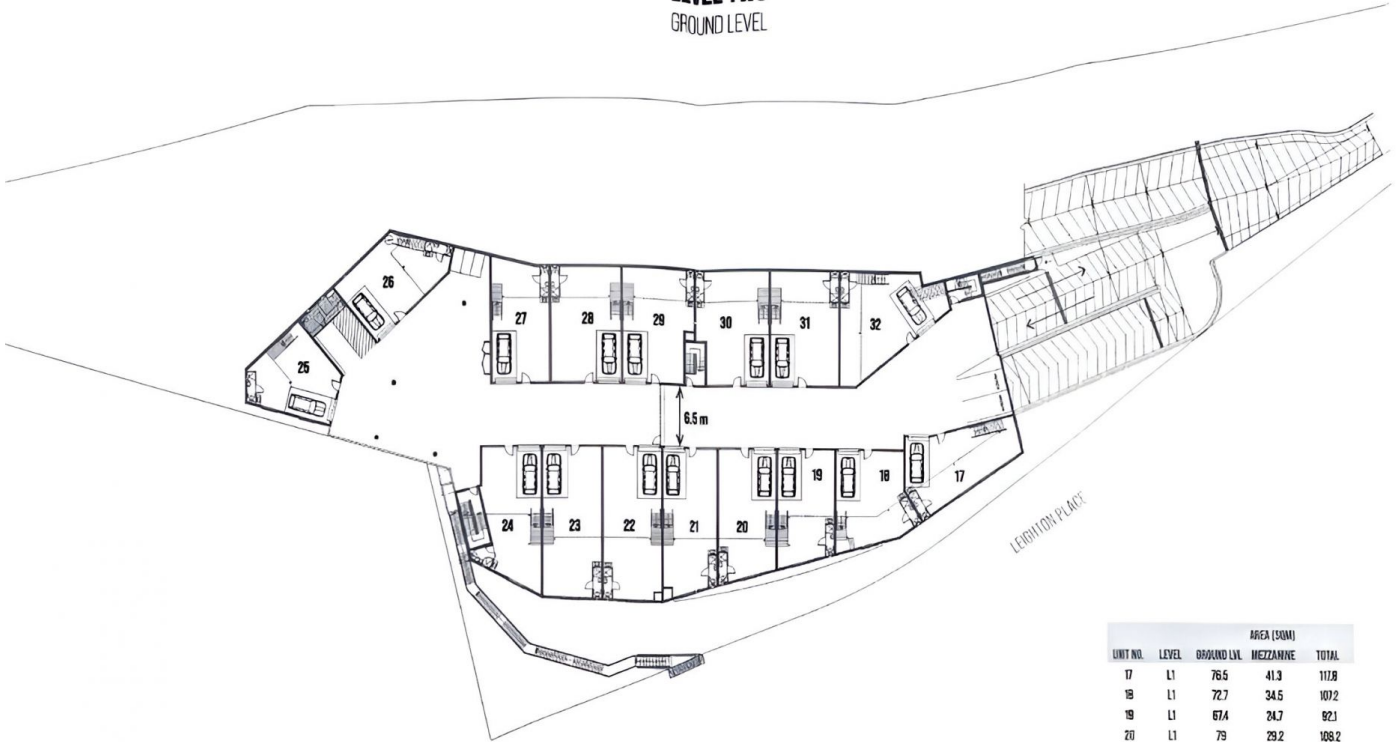
LEVEL THREE GROUND LEVEL




LEIGHTON
 BUSINESS PARK
21-33 Leighton Place, Hervey Bay NSW
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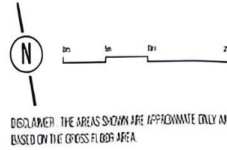


LEVEL TWO
GROUND LEVEL



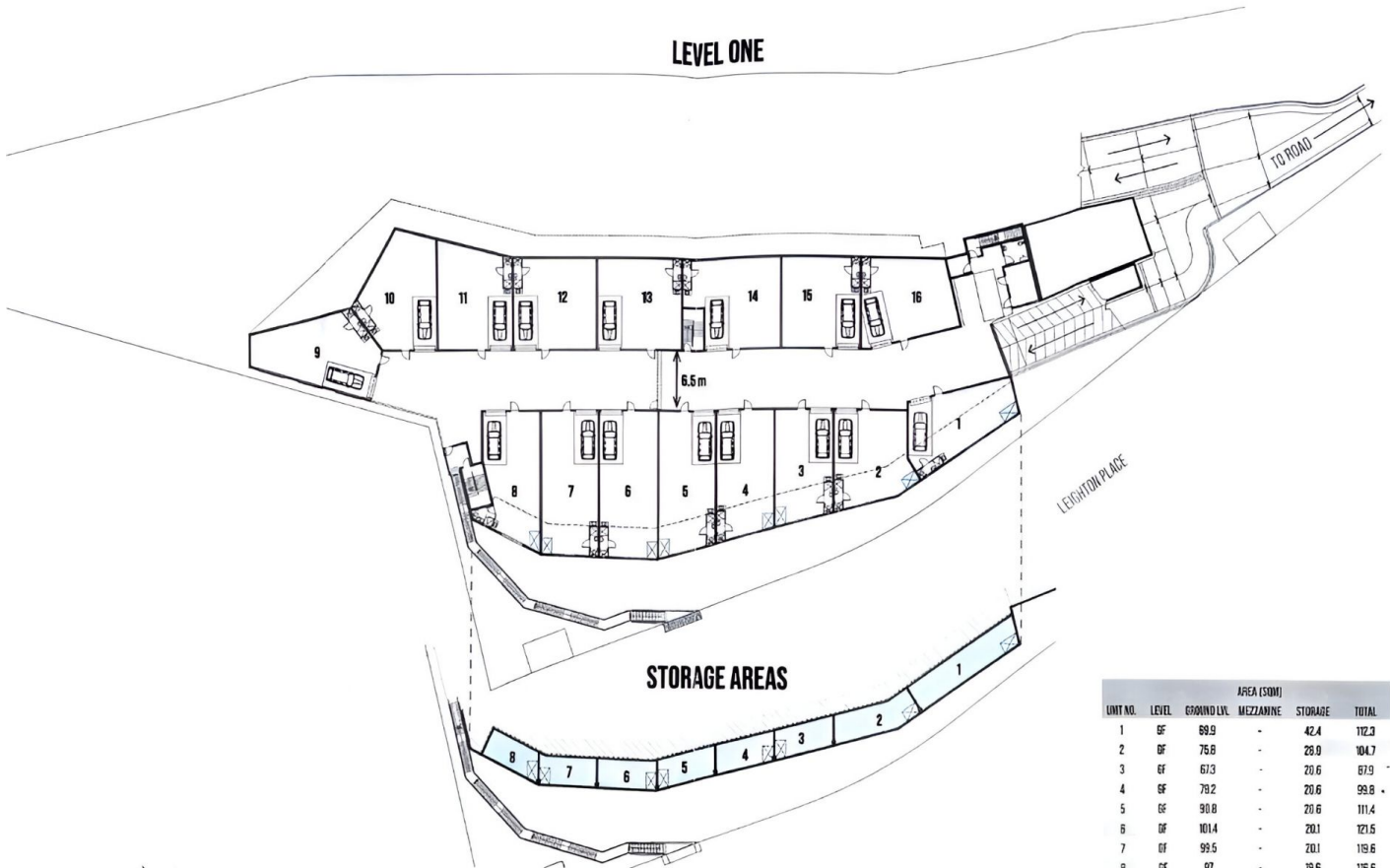
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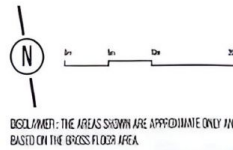


UNIT NO.	LEVEL	AREA (SQM)		TOTAL
		GROUND LVL	MEZZANINE	
17	L1	76.5	41.3	117.8
18	L1	72.7	34.5	107.2
19	L1	67.4	24.7	92.1
20	L1	79	29.2	108.2
21	L1	90.8	40.7	131.5
22	L1	101.3	50.9	152.2
23	L1	96.4	48.5	144.9
24	L1	97.2	46.5	143.7
25	L1	81.3	21.3	102.6
26	L1	89.7	21.5	111.2
27	L1	69.3	22.7	92
28	L1	81.6	22.1	103.7
29	L1	82.3	23.6	105.9
30	L1	81.8	23.4	105.2
31	L1	81.4	21.9	103.2
32	L1	82.2	30	112.2

LEVEL ONE



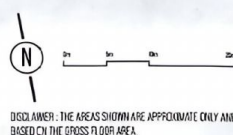
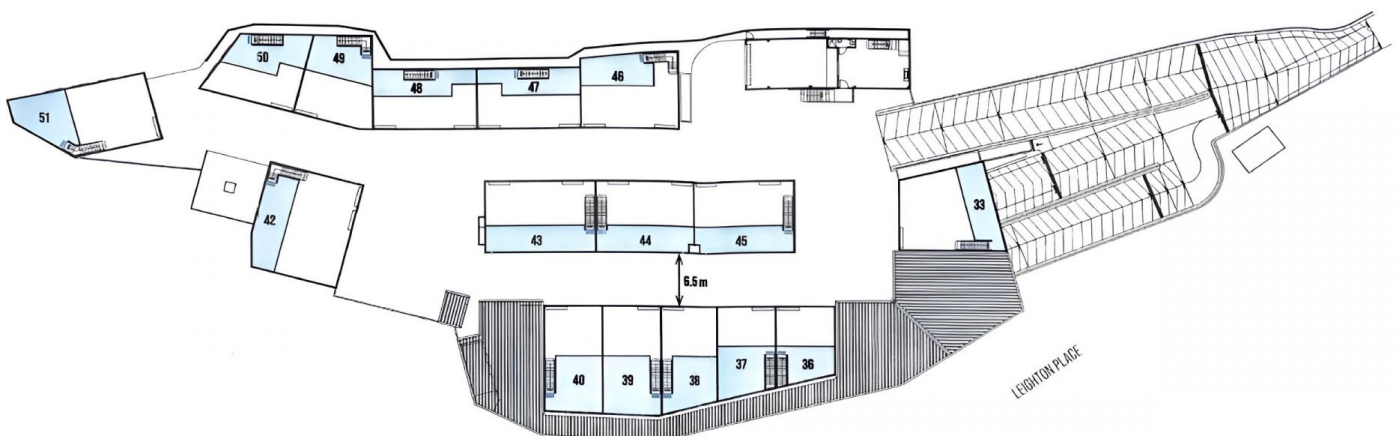
UNIT NO.	LEVEL	AREA (SQM)			TOTAL
		GROUND LVL.	MEZZANINE	STORAGE	
1	GF	69.9	-	42.4	112.3
2	GF	75.8	-	28.9	104.7
3	GF	67.3	-	20.6	87.9
4	GF	79.2	-	20.6	99.8
5	GF	90.8	-	20.6	111.4
6	GF	101.4	-	20.1	121.5
7	GF	99.5	-	20.1	119.6
8	GF	97	-	19.6	116.6
9	GF	95.5	-	-	95.5
10	GF	83.6	-	-	83.6
11	GF	81.8	-	-	81.8
12	GF	81.7	-	-	81.7
13	GF	81.6	-	-	81.6
14	GF	82.9	-	-	82.9
15	GF	75.8	-	-	75.8
16	GF	80.6	-	-	80.6



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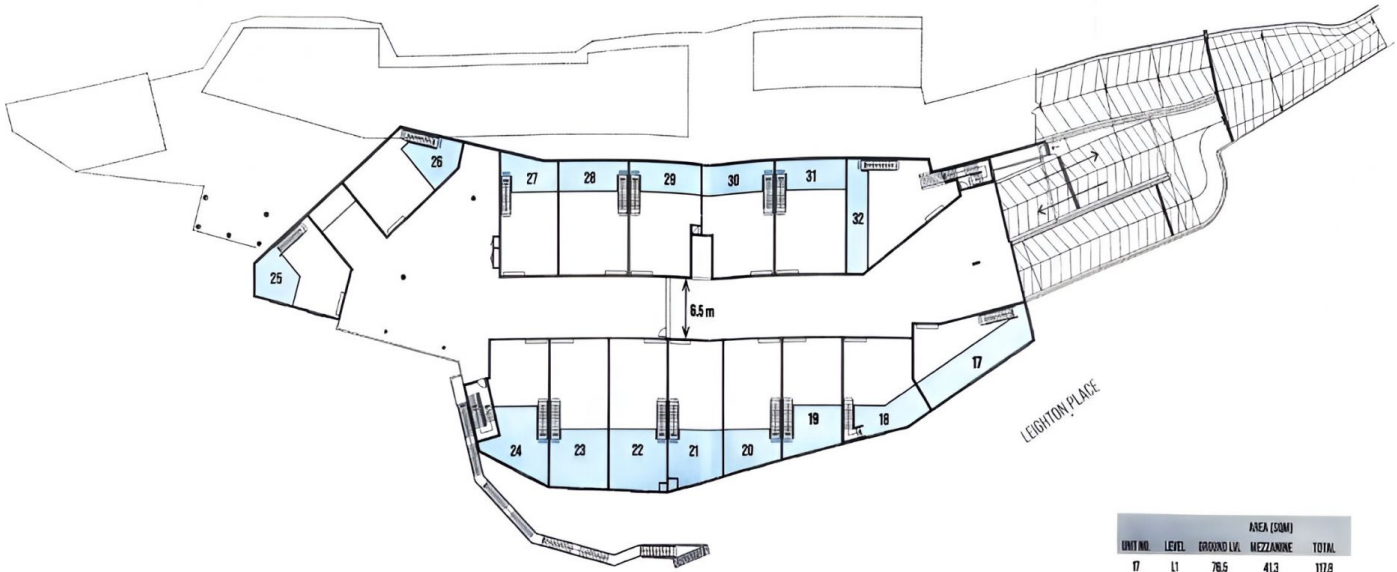
LEVEL THREE MEZZANINE LEVEL



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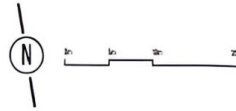
LEVEL TWO MEZZANINE LEVEL



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21	L1	90.8	40.7	131.5
22	L1	101.3	50.9	152.2
23	L1	98.4	48.5	147.9
24	L1	92	46.5	138.5
25	L1	81.3	21.3	102.6
26	L1	89.7	21.5	111.2
27	L1	89.3	22.7	112
28	L1	81.6	22.1	103.7
29	L1	82.3	23.6	105.9
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31	L1	81.4	21.8	103.2
32	L1	92.2	30	122.2

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DISCLAIMER: THE AREAS SHOWN ARE APPROXIMATE ONLY AND BASED ON THE GROSS FLOOR AREA