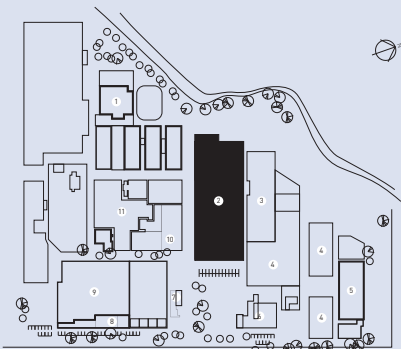
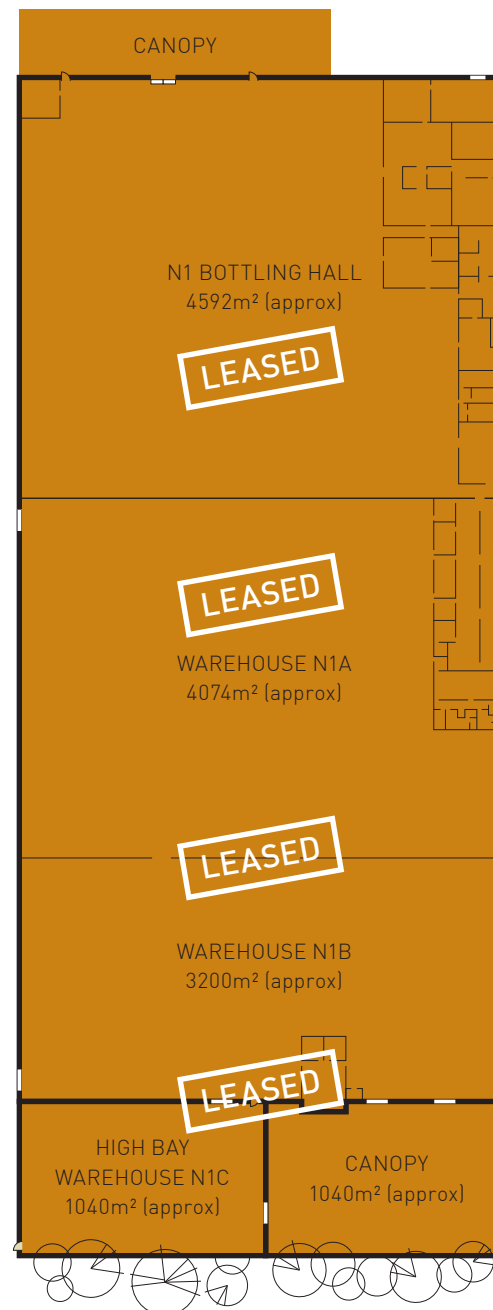


## N1 BOTTLING HALL WAREHOUSE AND DISTRIBUTION



- 15993m<sup>2</sup> total building area
- Currently disposed as wine packaging and dry goods warehousing
- **Three areas now available separately or as combinations**
- **N1 Bottling Hall.** Leased
- **Warehouse N1A** 4074m<sup>2</sup> warehouse + 429m<sup>2</sup> offices, A/c, insulated, sprinklered
- **Warehouse N1B** 3200m<sup>2</sup> insulated, sprinklered, including 90m<sup>2</sup> A/c offices
- **Warehouse N1C** 1040m<sup>2</sup> high bay 13m internal clearance + 1040m<sup>2</sup> dedicated loading canopy
- Multiple roller door access, some Rollfast automated doors
- Carparking
- Minimum internal clearance 10m (approx)
- Liquid trade waste connection available subject to consents
- Extensive power reticulation
- High profile signage opportunities available (STC)
- May suit bottling, food operation or other clean manufacturing

 LEASED



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