



## 2,448SQM FREESTANDER OFFERING 1,100AMPS PER PHASE WITH A 5 & 10 TONNE CRANE

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

Wetherill Park, address available on request

**Floor Area:** 2,448 m<sup>2</sup>

**Land Area:** 3735.00 m<sup>2</sup> (approx)

**For Lease**

\$281,520 P.A. Exc. GST  
Plus Outgoings

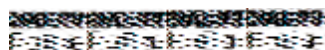
### Property Description

Modern freestanding warehouse/office facility providing access via two (2) roller shutter doors which are covered by an awning allowing all weather loading and unloading.

- Warehouse offers an internal clearance of approximately up to 9.1 Metres (approx.) allowing to maximise the cubic air capacity on offer.
- Mezzanine level office/showroom is air conditioned with full amenities.
- High power supply via an onsite substation generating 1,100 AMPS PER PHASE.
- Basement parking available for 38 cars + 2 disabled parking spots allocated in the turning bay area.
- Generous yard area which offers easy truck manoeuvrability for loading and unloading containers.
- Secure site.
- 1 x 5 tonne crane....

### Additional Details

Building	Car Spaces
Whole	40



**PHILIP TACCA**

0403 268 594

**Industrial Property - Wetherill Park**

Wetherill Park Business Centre PO  
Box 6209 DC, Wetherill...

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