



## FOR SALE/LEASE 2,610SQM BUILDING WITH SPRINKLER SYSTEM & ONSITE SUBSTATION

Industrial/Warehouse

Wetherill Park, address available on request

**Floor Area:** 2,610 m<sup>2</sup>

**Land Area:** 0.42ha (1.03 acres)  
(approx)

### For Sale

\$3,800,000 Exc. GST  
Sale by Negotiation

### For Lease

\$287,100 P.A. Exc. GST  
Plus Outgoings

### Property Description

- **ONSITE SUBSTATION**
- **SPRINKLER SYSTEM**
- **DUAL ROLLER DOORS**

Freestanding warehouse/office facility providing easy container access via dual roller shutter doors.

- Warehouse clearances ranges from 6.0 to 7.0 m which is fully sprinkled.
- Office accommodation is located of two levels and is air conditioned.
- High power supply via onsite substation (substation number: 3247)
- Dual driveways
- Parking available on-site for 23 cars
- Amenities upstairs and down
- Generous hardstand area providing easy truck maneuverability.
- Fully Secured site
- Zoning: 4(a) General Industrial...

### Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Car Spaces**  
23

**Zoning**  
4 (a) General  
Industrial



**PHILIP TACCA**

0403 268 594

**Industrial Property - Wetherill  
Park**

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

