

# For Lease

Unit 1 18-22 Little Street SMITHFIELD



## BRAND NEW A-GRADE FREESTANDER IN SMITHFIELD

### Description

- \* Close proximity to M4 Motorway, Horsley Dr & Cumberland Highway
- \* Internal clearance up to 9m
- \* Multiple roller doors for loading/unloading
- \* Excellent vehicular access with separate ingress & egress
- \* Warehouse with provisions for ten (10) tonne gantry crane
- \* Can be combined with unit two (2) which has 1,127m<sup>2</sup> building area
- \* Ground floor reception area with amenities & open plan first-floor offices
- \* Secure your pre-lease today!

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.

<b>Building Area sqm:</b>	Office	272
	Warehouse	847
	Total Area:	1,119

**Asking Rent:** \$156,660 Pa Net + GST

**Zoning:** IN1 General Industrial

**Council:** Fairfield City



**Burak Turkmener**

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