

For Lease

Unit 2 42 Birnie Avenue LIDCOMBE











CORPORATE APPEAL

Description

- * Close proximity to M4 motorway, Parramatta Rd & Centenary Dr
- * Clearspan warehouse with upto 9.5m internal clearance
- * 2 roller shutters, 1 on-grade & 1 loading dock
- * High power (200 amps) with provisions to upgrade via onsite substation
- * Tiled & air conditioned office & amenities over 2 levels
- * Mezzanine (200m²) available for storage platform
- * Existing racking system can stay or be removed
- * Crane rails available
- * Vacant & Available Now!

All dimensions and figures are approximate.
Unless stated, all prices quoted are exclusive of GST.

	Location Close to Parramatta Centenary Dr	M4, Rd,		Availability Now
	Parking 18			Warehouse 2,124m ²
	Office 670m ²			Container Access
	Power High Power with substation			Ceiling Height 9.5m

Building Area sqm:	Office	670
	Warehouse	2,124
	Mezzanine	200
	Total Area:	2,994

Asking Rent: \$395,000 Pa Gross + GST

Zoning: IN1 General Industrial

Council: Cumberland



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