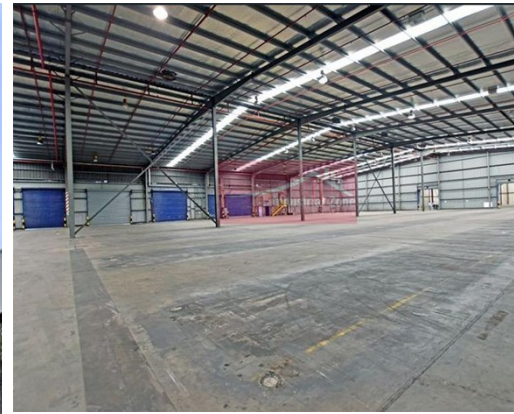


# For Lease

Unit 3 36-42 Orange Grove Road WARWICK FARM



## COST EFFECTIVE WAREHOUSE SOLUTIONS

### Description

- \* Sprinklered warehouse offers internal clearances from 8m to 9.9m approx
- \* Access via four container size roller shutter doors
- \* Three loading docks all covered with an awning
- \* Generous hardstand area allowing easy truck manoeuvring.

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.



#### Warehouse Area

3,766m<sup>2</sup>



#### Office Area

45m<sup>2</sup>



#### Roller Door

Four (4) container size



#### Internal Height

8m to 9.9m approx



#### Loading Dock

3 covered with awning

<b>Building Area sqm:</b>	Office	45
	Warehouse	3,766
	Total Area:	3,811

**Asking Rent:** \$400,000 Pa Gross + GST

**Zoning:** IN1 General Industrial

**Council:** Liverpool City



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