

# For Lease

Lot 3 187 Parramatta Road AUBURN



## WAREHOUSE, SHOWROOM & YARD IN AUBURN

### Description

- \* Located on Parramatta Rd & close to M4 Motorway, Silverwater Rd & St. Hilliers Rd
- \* Freestanding facility with 3 street frontage
- \* 1,890m<sup>2</sup> of ground floor warehouse area with multiple roller shutter doors
- \* 360m<sup>2</sup> of office area with Parramatta Rd frontage
- \* 802m<sup>2</sup> approx. exclusive hardstand area on Stubbs St
- \* Multiple access points for large trucks & vehicles
- \* Vacant & available now

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



**Warehouse Area**  
3,642m<sup>2</sup>



**Office Area**  
408m<sup>2</sup>



**Showroom Area**  
318m<sup>2</sup>



**Location**  
On Parramatta Rd, close to M4



**High Power**



**Roller Door**  
7 roller shutter doors

<b>Building Area sqm:</b>	Office	360
	Warehouse	1,890
	Yard	802
	<b>Total Area:</b>	<b>2,250</b>

**Asking Rent:** \$303,750 Pa Net + GST

**Zoning:** B6 Enterprise Corridor

**Council:** Cumberland



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