

# For Lease

4 Powdrill Road PRESTONS




## FREESTANDING WITH 2 ROLLER DOORS & CRANE

### Description


- \*Located in the heart of Prestons industrial area
- \*Secured freestanding warehouse with upto 6.8m internal clearance
- \*933m<sup>2</sup> clearspan warehouse with 2 roller shutter doors + 122m<sup>2</sup> mezzanine
- \*245m<sup>2</sup> office over g/f & f/f with additional 105m<sup>2</sup> storage room at rear
- \*Ample onsite parking & room for truck access / container loading
- \*Available February 2021 or earlier


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

 **Warehouse Area**  
933m<sup>2</sup>

 **Office Area**  
245m<sup>2</sup>

 **Site Area**  
2,029m<sup>2</sup>

 **Internal Height**  
6.8m

 **Parking**  
10 Car spaces

 **High Power**

 **Container Access**

<b>Building Area sqm:</b>	Office	245
	Warehouse	933
	Mezzanine	122
	Other	105
	<b>Total Area:</b>	<b>1,405</b>

**Asking Rent:** \$175,625 Pa Net + GST

**Outgoings:** \$31,000 Pa approx.

**Zoning:** IN2 Light Industrial

**Council:** Liverpool City



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