



## 830SQM - MOTIVATED OWNER - PRICE REDUCTION - MAIN ROAD EXPOSURE

Industrial/Warehouse

Wetherill Park, address available on request

**Floor Area:** 830 m<sup>2</sup>

### Property Description

Well Presented Industrial Warehouse/Office facility in a complex of four (4) providing access via one (1) roller shutter door.

- Generous hardstand area providing easy truck maneuverability.
- Dual access points to the complex offering ample onsite parking.
- Mezzanine office component has air conditioning.
- Amenities upstairs and down with showering facilities.

Office: 94sqm  
Warehouse: 736sqm  
Total: 830sqm (approx.)

- Reduced rental price: \$73,870 Gross (Includes outgoings - \$89 psm) + GST
- Reduced sale price: \$1,200,000 + GST

To inspect this property or for further information please contact:  
Philip Tacca by clicking on the "phone number" tab above.

**For Sale**

\$1,200,000

**For Lease**

\$73,870 P.A. Exc. GST



**PHILIP TACCA**

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**Industrial Property - Wetherill Park**

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