

1/100 Munibung Rd, Cardiff, NSW 2285

\$1,250 PW+GST (INC O.G)

Warehouse



## High Exposure Industrial Warehouse Prime Munibung Road Pos

Positioned in a prominent location with excellent exposure to Munibung Road and benefiting from substantial daily passing traffic, this freshly painted and exceptionally well-presented industrial unit offers a total floor area of 303sqm and presents an outstanding opportunity for businesses seeking a combination of visibility, functionality and professionalism.

**Open for Inspection**

By Appointment.

The property comprises 147sqm of warehouse space with access via a 4.2 metre wide roller door and approximately 4.8 metres of internal clearance, providing excellent operational flexibility. Complementing the warehouse is 113sqm of air-conditioned office accommodation, including a generous 33sqm reception or showroom area that creates an impressive first impression for clients and visitors.

A further 47sqm is dedicated to amenities and support areas, including male and female facilities, shower, kitchenette and hallways, ensuring a practical and comfortable working environment.

Offering excellent presentation throughout and ready for immediate occupation, the property also includes 3 dedicated on-site car spaces.

Offered at \$1,250 per week including outgoings (plus GST), this represents an exceptional leasing opportunity in a tightly held industrial precinct.

### Listed By

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