

Warehouse



## Modern Strata Unit Warehouse for Sale

This outstanding facility presents a rare opportunity for investors and owner-occupiers to acquire a modern property, in the highly sought-after Oak Flats market.

The property offers a premium fit-out across the 182.4m<sup>2</sup>\* warehouse space. With a shopfront facing Industrial Road, the warehouse is equipped with a toilet, kitchenette, and mezzanine level, making it ideal for a range of uses.

Key features include:

- \* Ground floor: 130.6m<sup>2</sup>
- \* Open mezzanine level: 51.8m<sup>2</sup>
- \* Total area: 182.4m<sup>2</sup>
- \* 3 car spaces (including 1 disabled space) + loading zone
- \* Ground floor includes kitchenette and toilet
- \* Roller door height approx. 5.1m
- \* 3-phase power

Positioned in an established industrial precinct, the property offers excellent access to the Princes Highway, making it a prime distribution point for Sydney metro and interstate routes.

**Open for Inspection**

By Appointment.

### Listed By

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