

22/3 Macdonald Rd, Ingleburn, NSW 2565

UNDER OFFER!

Warehouse



## NEAR-NEW, MODERN WAREHOUSE WITH EXCELLENT ACCESS

Built in 2022 and exceptionally well located, this modern industrial unit presents a rare opportunity for owner-occupiers or investors alike. With high clearance, quality finishes, and close proximity to major arterial roads, it's the perfect space to elevate your business.

**Open for Inspection**

By Appointment.

- Floor Area: 282m<sup>2</sup>
- Mezzanine: Spacious 82m<sup>2</sup>
- Car Spaces: 3 dedicated
- Internal Height: Approx. 5 metres

### Key Features:

- Full-height roller door for ease of access
- Generous mezzanine ideal for office or storage
- Amenities & kitchenettes on both levels
- Quality build and finishes throughout
- Positioned close to M5, M7 & Hume Highway

This is a tightly held industrial pocket, and with demand for versatile, modern warehouses at an all-time high, opportunities like this are few and far between.

For more information or to arrange a private inspection, contact Daniel Montes de Oca.

### Listed By

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