**LJ Hooker Strathfield**
2 Albert Road,
Strathfield NSW 2135

## 28 Artisan Rd, Seven Hills, NSW 2147

**Under Contract**

Warehouse
















# Deposit Taken

Immaculate Factory / Warehouse in Prime Location

Freestanding high clearance warehouse/factory located in one of the best locations of the Seven Hills Industrial precinct with easy access to north, south, east and western parts of Sydney with quick access to the M2, M4 and M7 Motorways as well as Old Windsor Road, the Prospect Highway and Cumberland Highway. (Factory 228sqm, Mezzanine 105sqm, office area 282sqm, - Total area of 615sqm)

* Freestanding warehouse with mezzanine area
* First/second floor offices partitioned, air-conditioned
* Two bathrooms on lower level with amenities
* High clearance roller shutter and easy racking
* Secure fenced premises with easy street access
* Ample additional onsite car spaces
* Good street exposure and direct access
* Close to arterial roads (M2, M7, M4, Old Windsor Rd)
* Opportunity to benefit from existing fit out
* Available January 2024 or earlier if required

Details: David Pisano - 0408 835 606

**Open for Inspection**

By Appointment.

**Listed By**
David Pisano

Listing Number: 3384006

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.