

**3/18 Wurrook Cct, Caringbah, NSW 2229**

**\$65000 per Year**

Warehouse & Office 2 



## Modern Warehouse for lease situated in well kept Security

High clearance warehousing Recently refurbished E4 General Industrial Zoning AJ Duffy are pleased to bring to market for lease Unit 3, 18 Wurrook Circuit, Caringbah - a hi-tech industrial unit located in the thriving Sutherland Shire.

**Open for Inspection**

By Appointment.

The modern unit presents a fantastic opportunity for an incoming tenant to take advantage of the flexible E4 Zoning allowing for a range of uses including warehousing, showroom, storage and office.

### Key Features:

- 161sqm\* strata unit
- High clearance clear span warehousing
- Recently re-painted throughout
- Modern air-conditioned mezzanine office
- Two (2) car spaces
- Accessible via motorised roller shutter door and pedestrian access door
- Internal security system in place
- 24/7 secure gated estate
- Public transport within walking distance
- Within close proximity to Sydney CBD, Sydney Airport and Port Botany
- Easy access to Taren Point Road & Captain Cook Drive

For further information or to arrange an inspection, please contact Gong 0414 628 158 Or Dennis 0419 970 554

\*approx

### Listed By

Dennis Gousetis  
Phone: (02) 8339 4100  
Mobile: 0419 970 554

Gong Chen  
Phone: (02) 8339 4100  
Mobile: 0414 628 158

