**LJ Hooker Granville**
42 South Street,
Granville NSW 2142

## 33 Cowper St, Granville, NSW 2142

**Contact Agent**

Warehouse








# Prime Industrial Facility with Office Space

Positioned in the heart of Granville's established industrial precinct, this versatile industrial facility presents an excellent opportunity for businesses seeking a combination of warehouse functionality, quality office accommodation, and secure on-site parking.
Offering a practical layout with high-clearance warehouse space and well-appointed offices, this property is ideally suited to a variety of industrial and commercial users.

**Open for Inspection**

By Appointment.

Property Features:

* Factory/Warehouse Area: 200 sqm (approx.)
* Office Area: 90 sqm (approx.)
* Total Lettable Area: 290 sqm (approx.)
* Total land area 389sqm
* High-clearance warehouse with 5.1m roller door clearance
* 4 secure double lock-up car spaces
* Functional warehouse and office configuration
* Excellent access to major arterial roads and transport links
* Suitable for warehousing, distribution, trade, light manufacturing and commercial operations

Contact Agent for Inspection

**Listed By**
Joe Bechara
Phone: (02) 9637 8555
Mobile: 0416 698 888

Listing Number: 3549218

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.