

60 Larra St, Yennora, NSW 2161

\$5 850 000

Warehouse



## Premium Freestanding Industrial Facility with Corner Exposure

C&A Real Estate present this outstanding freestanding industrial facility is now available and presents a rare opportunity to secure a well-appointed warehouse in the heart of Yennora's sought-after industrial precinct.

Positioned on a prominent corner site, this property offers excellent exposure, multiple access points, and a functional layout that caters to a wide range of users.

Whether you're looking to expand your operations or relocate to a more strategic location, this property ticks all the boxes for functionality, accessibility, and presentation.

With a large warehouse and plenty of hardstand surrounding making it ideal for a multitude of uses.

### Key Features:

- 665 sqm total floor area\* – high-clearance warehouse + modern mezzanine office
- 1808.4 sqm of land area
- 7m internal warehouse clearance\* – ideal for pallet racking and storage
- 3 x driveway access points – drive-in accessibility with flexible loading/unloading options
- Fabulous corner position – excellent exposure and dual street frontage
- Air-conditioned mezzanine office – professional and comfortable workspace
- Dual kitchenettes and amenities – one for warehouse, one for office staff
- 3-phase power – suited for high-power equipment and machinery

Secure onsite parking for 10+ vehicles

### Listed By

Gihad Chami  
Phone: (02) 8030 5660  
Mobile: 0405 125 588

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### Open for Inspection

By Appointment.

