

**Unit 3/25-31 Airds Rd, Minto, NSW 2566**

**Leased - \$42000 per Year**

Warehouse, Warehouse & Office, Industrial Strata Unit **5** 



**INDUSTRIAL UNIT WITH PARKING AND OFFICE SPACE**

The property is located on Airds Road just off Ben Lomond Road, which joins up with Campbelltown Road providing great access to the M5 & M7 Motorways.

Would suit a large number of different businesses.

- \* Total Area - 275m<sup>2</sup>
- \* Floor space 210m<sup>2</sup> and;
- \* Mezzanine office 65m<sup>2</sup>
- \* IN1 - General Industrial Zoning
- \* Only minutes walk to Minto Railway Station
- \* Three phase power
- \* Container height roller door
- \* Securely fenced with gates to complex on timer, 24 hour access, via token
- \* Five off street car spaces
- \* Facilities consist of 2 toilets and shower
- \* Note Outgoings apply
- \* Available now
- \* Inspection is a must, contact Andrew Magalas 0403 259 286 for further details.

**Open for Inspection**

By Appointment.

**Property Features**

- IN1 - General Industrial Zoning
- 5 Car Spaces marked
- Automatic security gates and fencing to complex
- 3 Phase power
- Available now

**Listed By**

Andrew Magalas

Mobile: 0403 259 286

