

21-29 Pikkat Dr, Braemar, NSW 2575

Contact Agent

Warehouse



Substantial Warehousing Availability in Brand New A Grade Co

'HIGHLANDS BUSINESS PARK'

Carlton Real Estate is excited to present this state of the art storage/logistics facility located in 'Highlands Business Park' offering brand new industrial units at the gateway to the Southern Highlands.

The precinct is quickly evolving into the prime commercial corridor of the Southern Highlands. Surrounded by major retail land uses such as Flip Out, Bunnings Warehouse and Irelands Machinery, the development is well positioned within the heart of this buzzing commercial precinct and boasts direct 24hr B-double access (north and south).

Future tenants can expect unrivalled access to the Hume Highway, which connects into the M5/M7 Motorway within the Sydney Orbital Network, allowing 1hr travel time to Sydney's CBD and 30min to Western Sydney.

- State of the art storage/logistics facility offering premium warehouse and office space.
- Multiple tenancies available from 1,169sqm – 1,208sqm with each warehouse offering office space ranging from 157sqm to 190sqm.
- B-Double compatibility across the site with a dual access on Aylmerton Road and Pikkat Drive.
- Multiple configuration opportunities available offering flexibility and future expansion opportunities.
- Undercover loading areas providing for all weather loading/unloading.
- High internal clearances up to 10m.
- Ample allocated parking per unit for staff and customers.
- Security fencing and gate to the perimeter of the site.
- IN1 zoning that can facilitate a multitude of land uses.
- Facility available from Q3 2024.

Highlands Business Park offers a rare opportunity to secure your business in the best located and most sought-after industrial precincts the Southern Highlands' has to offer.

*Agent Interest

Listed By

Emma-Jane Carswell
Phone: (02) 48712622

Arvo Pikkat
Phone: (02) 4872 5555



Listing Number: 3411964