



An exceptional warehouse & yard opportunity

For Lease
Please contact agent

Industrial/Warehouse

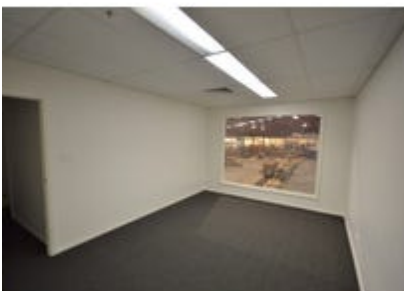
11 Production Avenue, Warragamba, NSW 2752

Floor Area:

7,975 m²

Land Area:

2.47ha (6.10 acres) (approx)



Property Description

- **Leasing availability of 7,617m²***
- **Quality showroom with renovated office**
- **High power supply and yard**

Colliers is pleased to offer for lease this highly functional industrial warehouse with exceptional external yard and storage areas. The property is positioned in Warragamba, 12.5km away from the future Western Sydney Airport and the surrounding growth area.

Key features include:

- Warehouse area of 7,617m²*
- Office area of 358m²*
- Abundance of yard space circa 5,000m²*
- 1,600 amps power capacity with additional power available
- Three (3) on grade roller shutter doors, two (2) sunken docks
- Internal heights from 4.5m to 7.15m*
- Abundance of onsite parking
- IN2 Light Industrial Zoning
- 12.5km* from Western Sydney International Airport
- 10km* to The Northern Road

For more information or to arrange an inspection, please contact the Colliers agents below.

*Approximate.

11 Production Avenue, Warragamba, NSW 2752



Jock Tyson
0401949408

Fab Dalfonso
0412 549 766

David Hall
0428242410