



## Quality Built Industrial Facility

Industrial/Warehouse

6/1-11 Smeaton Grange Road, Smeaton Grange, NSW 2567

**Floor Area:** 9,060 m<sup>2</sup>

### Property Description

Exclusive agents Combined Commercial are very excited to offer this high clearance warehouse to the market.

Fantastic location just off Camden Valley Way and Narellan Road, within 50 minutes to Port Botany and Sydney CBD. Short distance to both M5 & M7 Motorways.

Total Area: 9060sqm

Consisting of:

Warehouse - 8453sqm

Office over two floors - 563sqm

Plus additional to the 9060sqm there is:

Awning areas of - 630sqm

Balcony areas of - 86sqm

Features are:...

**Leased**

Leased: Mon 15-Nov-21



**Michelle Auckland**

0425348833

Combined Commercial Pty Ltd - .

Studio 4, Shops 10-11, 38 Exchange  
Parade, Narellan NSW 2567