



## Ideal warehouse in sought after industrial location

Industrial/Warehouse

8-10 Billbrooke Close, Cameron Park, NSW 2285

**Floor Area:** 431 m<sup>2</sup>

### Property Description

- Areas 431m<sup>2</sup>\* to 929m<sup>2</sup>\*
- Glazed shopfront and covered entry
- Dual access for heavy vehicles

- Located within Cameron Park Industrial Estate and central to the M1 Pacific Motorway and Hunter Expressway, with dual access for heavy vehicles from Billbrooke Close. The property boasts two ideal warehouse units of steel portal frame and secure precast concrete panel construction.

- Incorporating attractive glazing, awning shopfronts and roller door access to the rear, each unit comprises an office component, male and female amenities, shower and kitchenette and are situated at the front of a modern secure warehouse complex, with security gates and 24 hour CCTV monitoring.

UNIT ONE: Leased

UNIT TWO:  
Office – 53m<sup>2</sup>  
Warehouse – 378m<sup>2</sup>  
TOTAL - 431m<sup>2</sup>\*

Features  
4.2w X 4.8h roller door, amenities and kitchenette  
...

**For Lease**

Please contact agent



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