



## Prime grade industrial development in unrivalled Glendenning location ...

For Lease  
Contact Agent

Industrial/Warehouse • Land/Development • Showrooms/Bulky Goods

Circuit.7 201 Power St Glendenning, 201 Power Street, Glendenning,  
NSW 2761

**Floor Area:**

1500.0 m<sup>2</sup> - 12000.0 m<sup>2</sup>

**Land Area:**

5.40ha (13.34 acres) (approx)



## Property Description

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- **Well-connected strategic location**
- **10 units ranging in sizes 1,500-5,000sqm**
- **Innovative and sustainable build**

Circuit.7 at 201 Power Street offers a well-connected opportunity of unrivalled scale in Glendenning, located one turn off the M7 Motorway.

Soon to be developed into a premium industrial estate, Circuit.7 will deliver a new level of collaboration and customisation, an expansive space that can grow with your business.

Attract and retain the best talent in a location with so much to offer. Circuit.7 is within a few minutes' drive to great amenities including shopping centres, gyms, dining options, as well as open green spaces. Public transport is also easily accessible with bus services along Power Street and Glendenning Road, connected to train stations located within a 5km radius.

Property features:

Prime location in Sydney's West only one turn off the M7.

8m awning for weather loading protection.

13.7m maximum clearance height.

Ample on site parking for each unit.

Full drive around truck access including single flow truck movements and separate entry points for cars and trucks.

High quality, modern offices in each unit.

Provision for future solar connection and embedded sustainability features for the long term hold.

## Additional Details

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### Parking

### Comments

Onsite parking

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