



Freestander - High Clearance - Minutes to M4 Motorway

Industrial/Warehouse

15-17 David Road, Emu Plains, NSW 2750

Floor Area: 1,715 m²

Land Area: 3286.00 m² (approx)

Property Description

- * Warehouse area 1,500 square metres with A-Grade air conditioned ground floor office
- * Excellent street appeal with good access and exposure
- * Features a large frontage of 45.88 metres to David Road
- * Improvements comprise a modern concrete panel warehouse with concrete flooring
- * The warehouse is clearspan and benefits from an internal height clearance of 9 metres
- * The warehouse comprises two components in a L shape with excellent vehicle loading via raised hydraulic dock leveller
- * Equipped with three motorised roller shutter doors
- * Truck manoeuvrability and turning circles are provided
- * Onsite car parking is provided for approximately 35 vehicles

Inspections by appointment only

All prices quoted exclude GST

Leased

Leased: Tue 17-Nov-20

Additional Details

Zoning
IN1

Raine & Horne.
Commercial

Keiran McGarity

0417 228 504

**Raine & Horne Commercial -
Penrith**

1st Floor, Real Estate House, 344
High Street, Penrith NSW...

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