



## 194m2 MODERN WAREHOUSE AND OFFICE WITH BONUS STORAGE MEZZANINE

Industrial/Warehouse • Offices

3/252-256 Hume Highway, Lansvale, NSW 2166

**Floor Area:** 314 m<sup>2</sup>

### Property Description

- **BONUS MEZZANINE**
- **EASY ACCESS OFF HUME HIGHWAY**
- **MODERN COMPLEX**

Situated on the Hume Highway Lansvale is this modern industrial strata unit which appeals to a wide range of users.

Key attribute includes:

- 161m<sup>2</sup> - Warehouse with container height shutter.
- 33m<sup>2</sup> Sundrenched office space.
- 120m<sup>2</sup> of additional storage mezzanine.
- Wide driveway for easy access.
- Bathroom & kitchen amenities.
- Available 30/06/2021
- Mezzanine can be removed

The site is conveniently located within short distance to both Cabramatta and Liverpool's CBD and moments from arterial Road.

For more information or to arrange a site inspection, please contact the agent listed below:

Mark Ammoun...

### Leased

Leased: Wed 14-Jul-21

### Additional Details

**Car Spaces**  
2

**Zoning**  
IN2 - Light Industrial

**Raine & Horne**  
**Commercial**

**Tomas Gulevski**

0412195939

**Mark Ammoun**

0410532733

**Raine & Horne Commercial - BANKSTOWN**

Suite 204, 8 French Avenue, Bankstown NSW 2200