



# MODERN, HIGHLY FUNCTIONAL INDUSTRIAL FACILITY

**Leased**

Leased: Tue 23-Feb-21

Industrial/Warehouse

39 Britton Street, Smithfield, NSW 2164

**Floor Area:**

13,390 m<sup>2</sup>

**Land Area:**

2.54ha (6.28 acres) (approx)



## Property Description

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- **Freestanding distribution facility**
- **Large secure yard/truck parking**
- **Access via docks and doors**

On behalf of our valued client, JLL & Savills are delighted to present 39 Britton Street, Smithfield for lease. This modern and highly functional industrial facility is an outstanding opportunity for an occupier to secure their next distribution centre in a well-established industrial precinct.

Key attributes include:

- Fully secured freestanding facility with oversized awning
- Internal clearances up to 11.1m\*
- Access via six (6) on-grade roller shutter doors & six (6) loading docks
- Exclusive yard area with excellent drive-around access
- ESFR sprinkler system throughout warehouse
- Ample onsite parking
- Convenient access to the Cumberland Highway & M4 Motorway

(\* ) Approximately.

## Additional Details

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**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Zoning**  
IN1 General  
Industrial

39 Britton Street, Smithfield, NSW 2164



**Greg Pike**  
0416 065 972

**Peter Blade**  
+61 417 675 641



**Ray Trimboli**  
0418 694 201

**John Swanson**  
0404221115

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JLL - Parramatta  
Level 12, 32 Smith Street, Parramatta NSW 2150

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Savills - Parramatta  
Suite 503, Level 5, 20 Smith Street, Parramatta NSW 2150