



## Traditional Industrial Space

Industrial/Warehouse

Lot 4, 7 Erith Street, Botany, NSW 2019

**Floor Area:** 650 m<sup>2</sup>

**Land Area:** 650.00 m<sup>2</sup> (approx)

**Leased**

Leased: Tue 14-Aug-18

### Property Description

Tucked in a small pocket of small to medium sizes industrial warehouses and factories easy access to Eastern Distributor and M5 as well as Airport and Botany Bay Sea Port. Industrial spaces suitable for many different uses, Storage, Motor Mechanical repairs Light manufacturing, Airport related uses Logistics and delivery services, Port related services, multiple roller door access, office Creative spaces for staging , lighting , building materials, Art spaces, Studios, use your imagination.

This property is close to trendy cafes, Artesian bakery's , next door there is a proposal for a micro brewery this is the next re gentrification emerging area of Sydney only 10 km south of the CBD and 2km to the Airport. Long lease with no Demolition clauses Exclusive Agents!

### Additional Details

#### Car Spaces

1



**Bill Aslanidis**

0418294058

**Geoffrey Reid**

0449 149 610

LJ Hooker Commercial - Canterbury / St George  
10 Lilydale Street, Marrickville NSW 2204