



## Functional High Clearance Industrial Unit

Industrial/Warehouse

Unit 9, 8 Kerr Road, Ingleburn, NSW 2565

**Floor Area:** 275 m<sup>2</sup>

### Property Description

The subject property is located on Kerr Road, just off Aero Road & Lancaster Street, within the Ingleburn Industrial Precinct. Excellent access to the M5 & M7 Motorways is provided via the Brooks Road on-ramp with Ingleburn CBD & Railway Station within walking distance.

- Area - 275m<sup>2</sup> (approx.)
- Front unit with glass façade
- Full height concrete panel construction
- 6.5m+ internal clearance
- Access via a single (1) container height roller shutter door
- Includes 50m<sup>2</sup> (approx.) mezzanine office space
- Ground floor amenities including shower
- Complex provides drive around truck access

Contact agents Maria Agostino on 0413 133 899 or Daniel Krobot on 0411 215 339 for further details.

### Leased

Leased: Tue 24-Nov-20

### Additional Details

**Zoning**  
IN1 General  
Industrial

**Parking  
Comments**  
Ample on-site  
parking available

**Raine & Horne  
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