



## 2/11 Smith Street Emu Plains NSW

PRD Commercial have been appointed exclusive marketing agents for this well positioned facility walking distance to the Emu Plains Train Station.

### Features Included:

- ? 660sqm high clearance warehouse
- ? Access via 2 roller doors
- ? Excellent truck access direct from street
- ? 7 allocated car parking spaces
- ? Boutique complex with only 2 properties
- ? Close to M4 (3km approx)

Contact the team at PRD Commercial to organise an inspection or for further information.

Note: All building and land areas quoted are approximate; prospective purchasers and tenants must make their own

**Building Size** : 660 sqm

**View** : <http://www.prdcommercialwest.com.au/lease/nsw/western-sydney/emu-plains/commercial/industrial/5880776>



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