



- \* Regular and level site - 6,330sqm
- \* Adaptable warehouse - 3,050sqm
- \* Offices and amenities - 540sqm
- \* Undercover areas - 735sqm
- \* "A" grade offices and amenities over two levels
- \* Two distinct operating areas
- \* Excellent power supply with on site transformer
- \* Vendors relocating and sold with short term lease back
- \* Quick and easy access from M4 motorway
- \* Excellent height allowing for huge cubic capacity

TO BE AUCTIONED ON SITE - 2.30PM THURSDAY 12TH NOVEMBER

**Building Size** : 3590 sqm  
**Land Size** : 6330 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/western-sydney/emu-plains/commercial/industrial/5615895>



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