



#### U4 / 79 Mandoon Road GIRRAWEE NSW

- \* 570sqm industrial unit
- \* 8 onsite parking spots (3 undercover)
- \* Internal air conditioned office fitout (easily removed)
- \* Partioned offices, boardroom and open plan office
- \* 4.5m roller door
- \* High bay lighting & 3 phase power
- \* Dual amenities with shower
- \* Excellent truck access
- \* Easy access to M4, M7 & Great Western H'way
- \* Zoned General Industrial
- \* Motivated vendor!!!

**Building Size** : 570 sqm  
**Land Size** : 570 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/parramatta/girraween/commercial/industrial/5615901>