



**2/9 Smith Street Emu Plains NSW**

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PRD Commercial Western Sydney have been appointed as exclusive marketing agents to offer this new industrial warehouse for lease in the Emu Plains industrial precinct within walking distance to the Emu Plains train station.

Mezzanine 73sqm  
Warehouse 164sqm

Total 237sqm

Features Include

- High internal clearance warehouse up to 8m
- Container height roller door up to 5m
- 3 car spaces
- Highly functional design for truck deliveries and containers
- Lots of natural light to mezzanine area from glass facade

**Building Size** : 237 sqm  
**View** : <https://www.prdcommercialwest.com.au/lease/nsw/western-sydney/emu-plains/commercial/industrial/5734345>