



## 14 Garema Circuit, KINGSGROVE 2208

464sqm - Super Functional Warehouse with Excellent Container Access

### Description:

M5 Industrial Property Services is excited to offer this exceptional opportunity to the market. Located moments from the M5 Motorway's on and off ramps and King Georges Road. This clear span warehouse benefits from a container friendly yard providing easy truck access.

### Features include -

- Clear span warehouse
- Easy truck access
- Container height motorised roller shutter
- 5 onsite parking
- 3 Phase Power (160 amps)
- Bathroom with Shower
- Kitchenette
- IN2 Light Industrial zoning

For more information or to arrange an inspection please contact exclusive listing Agents at M5 Industrial Property Services.

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	113
<b>Warehouse m<sup>2</sup>:</b>	351
<b>Total m<sup>2</sup>:</b>	464
<b>Rent PA:</b>	\$110,000
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Isaac Neary</b> 0437 025 059 isaac@m5industrial.com.au</p> <p><b>Dan Biner</b> 0402 212 796 d.biner@m5industrial.com.au</p>