



## 40 Garema Circuit, KINGSGROVE 2208

670sqm: Prime Kingsgrove Warehouse For Lease

### Description:

Looking for the perfect industrial space to boost your business operations? Look no further! M5 Industrial are proud to present to the market this exceptional 670sqm Prime Kingsgrove Warehouse available for lease at 40 Garema Circuit,

This spacious warehouse offers high internal clearance of up to 8m and boasts a convenient container height electric roller door allowing for easy truck/container manoeuvring. The property also provides a 3-phase power supply of 150amps to cater for many types of industries.

At present, the warehouse enjoys the benefits of full pallet racking making very functional and efficient use of the space and there is opportunity to retain the racking should it suit your business.

With modern kitchen facilities for your convenience and an air-conditioned office space for a comfortable work environment, this property covers all the bases.

Total Building Size: 670sqm  
 Warehouse Size: 568sqm  
 Office Size: 102sqm  
 Internal Clearance: Up to 8 metres  
 Roller Door: Container height electric roller door  
 Truck/Container Access: Excellent access via the yard

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	102
<b>Warehouse m<sup>2</sup>:</b>	568
<b>Total m<sup>2</sup>:</b>	670
<b>Rent PA:</b>	\$154,100
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Josh Biner</b>                      0411 601 323                      j.biner@m5industrial.com.au</p> <p><b>Dan Biner</b>                      0402 212 796                      d.biner@m5industrial.com.au</p>



# FOR LEASE

Parking: 6 on-site car spaces + ample parking in adjoining council car park  
Container Handling: 20 & 40ft container friendly  
Power Supply: 150amps 3 Phase Power (Minimum)  
Office Comfort: Air-conditioned office space  
Kitchen Facilities: Modern Kitchen & Additional Kitchenette, Male and Female Amenities  
Zoning: IN2 Light Industrial

Availability: September 2023

Centrally situated, this warehouse benefits from its strategic location, offering convenience and accessibility to the M5 Motorway and Kingsgrove Road Kingsgrove by road and a short walk to Kingsgrove Station via council bike/walking paths.

The property will be available for lease from September 2023 so inspect now.

**M5industrial.com.au**

**P 1300 761 764 | F 02 9554 9896 | A Suite 4 Level 8 43 Bridge Street, HURSTVILLE NSW 2220**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.