



40 Garema Circuit, KINGSGROVE 2208

800sqm - Prime Headquarters For Lease in Kingsgrove

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 150+amps to cater for many types of industries.

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: 800sqm
 Warehouse Size: 579sqm
 Office Size: 221sqm
 Internal Clearance: Up to 8 meters
 Roller Door: Container height electric roller door
 Truck/Container Access: Excellent access via the yard
 Parking: 6 on-site car spaces + ample parking in adjoining council car park
 Container Handling: 20 & 40ft container friendly
 Power Supply: 3 Phase Power Supply
 Office Comfort: Air-conditioned office space
 Kitchen Facilities: Modern Kitchen & Additional Kitchenette, Male and Female Amenities
 Zoning: IN2 Light Industrial

Premises:	Unit 2
Office m²:	221
Warehouse m²:	579
Total m²:	800
Rent PA:	\$188,535
Net/Gross:	Net
Outgoings:	Contact Agent
Contact:	<p>Dan Biner 0402 212 796 d.biner@m5industrial.com.au</p> <p>Isaac Neary 0437 025 059 isaac@m5industrial.com.au</p>



FOR LEASE

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.

Agents:

Dan Biner Ph: 0402 212 796

Isaac Neary Ph: 0437 025 059

M5industrial.com.au

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