



## Kirrawee

### FACTORY, OFFICE PLUS YARD

Don't miss this truly unique opportunity to secure a solid factory and office together with it's own exclusive secured yard area.

Set in a highly sought enclave amongst landmark businesses including Mazda, Bunnings, Midcoast Timber, Snap Printing, Lexus, Toyota, Holden, Nissan & Volkswagen dealerships.

- Solid construction
- Formal office area
- Own exclusive yard area
- Large high clearance awning
- Internal amenities
- Kitchenette / lunchroom
- Roller door access
- Easy vehicular access to yard & parking
- Prime location
- Will suit owners &/or astute investors

**Type** : Industrial  
**Building Size**: 270 sqm  
**Land Size** : 200 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/kirrawee/commercial/industrial/5757570>

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