



Caringbah

MAIN ROAD FREESTANDING FACTORY, OFFICE & YARD

Proudly promoted exclusively by the team at Brookes Partners Real Estate, set undoubtedly in one of Sutherland Shires' most highly sought commercial enclaves, this solid freestanding warehouse and office building is a truly unique and exciting offering to both owner occupiers and astute investors alike.

This solid brick and concrete building is set on a prime piece of "Torrens Title" freehold land and provides versatile improvements that will suit many alternate uses.

- Set in the hub of a highly sought & vibrant commercial precinct
- Versatile design & solid improvements throughout
- "Torrens Title" freehold site
- Prominent street frontage extending high exposure to passing trade
- High clearance mainly clearspan warehouse
- Formal office, showroom and/or boardroom areas
- Additional concrete storage mezzanine level of approx. 101 square metres
- Air conditioning plus Heavy 3 phase power
- Amenities & Kitchenette provisions
- Ventilated metal roof system
- Crane provisions
- Abundance of natural light
- Sealed yard and designated parking including undercover parking

Type : Industrial
Building Size: 425 sqm
Land Size : 625 sqm
View : <https://www.brookes.net.au/sale/nsw/sutherland/caringbah/commercial/industrial/7299855>

Jon Brookes
m: 0416 069 169
o: 9544 5555
e: jb@brookes.net.au

Alexander Lapinski
m: 0411 380 010
o: 9546 8666
e: al@brookes.net.au