



Caringbah



**PRICED TO SELL - MODERN HIGH CLEARANCE WAREHOUSE & OFFICE**

**\$ 1,000,000 to \$ 1,050,000**

Set in a highly sought and tightly held complex this truly unique opportunity to purchase a modern high clearance warehouse, office/showroom, with additional mezzanine storage level plus own undercover parking is not one to be missed.

**Type** : Industrial  
**Building Size** : 154 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/caringbah/commercial/industrial/7997760>

Features include:

- High clearance warehouse (over 6 metres)
- Formal airconditioned offices / showroom
- Quality existing cold food facility fit-out includes kitchen, cool rooms, freezer, commercial fridges
- Additional storage mezzanine level extension of approx. 33 square metres
- Internal amenities, 3 phase power
- Glazed entry behind roller door plus security alarm
- Undercover parking plus complex visitor parking
- Easy level access

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