



**\$110/m<sup>2</sup>  
net**



**Unit 2/68- 72 Derby Street, Silverwater NSW 2128**

## **Brand new industrial unit**

Three street frontage to Derby, Churchill and Stanley Streets. Immediate access to Silverwater Road and close proximity to M4 Motorway.

Located in a brand new complex comprising three units. Constructed of steel portal frame, with concrete tilt up walls and insulated metal deck roof. Warehouse areas are clearspan, with internal clearance of 6.5m and access via a roller shutter door.

The office component is located on the mezzanine level and is carpeted and air conditioned. Unit 2 has parking for 4 vehicles.

Industrial  
FOR LEASE

621sqm