



**U2/3 Sommerville Circuit, Emu Plains NSW 2750**

## MODERN INDUSTRIAL UNIT WITH HIGH INTERNAL CLERANCE

### EXPRESSIONS OF INTEREST

- \* Modern duplex development circa 2012
- \* Concrete tilt up building
- \* Warehouse area 642 square metres
- \* First floor office 55 square metres
- \* 7x Allocated car parking spaces
- \* Internal clearance of 8.75 metres
- \* Close distance to major arterials such as Old Bathurst Road, Great Western Highway and M4 Motorway

Inspections by appointment only  
All prices quoted exclude GST

Industrial  
FOR SALE

697sqm

**Raine&Horne**  
Commercial

**Gavin Shatford**

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