



**18-20 Cox Avenue, Kingswood NSW 2747**

## INDUSTRIAL UNIT WITH HARDSTAND YARD

- \* 400sqm\* factory unit with offices
- \* Land area of approximately 2,140sqm
- \* Includes hardstand yard 1,250sqm
- \* Ground workshop at rear approximately 175sqm with access via 4.4 metre roller door
- \* 8ft security fence
- \* Kitchen/lunchroom area with onsite amenities and shower
- \* Internal clearance of up to 4.5 metres\*
- \* Roller door to front entrance 4.4 metres\*
- \* Located just 100 metres\* from Kingswood Railway Station and easy access to Penrith CBD, Great Western Highway and M4 Motorway

All prices quoted exclude GST  
Inspections by appointment

Industrial  
FOR LEASE

2140sqm