



## Unit 1/3 Angus Close, Smeaton Grange NSW 2567

### First Class Industrial

The property is conveniently located just off Camden Valley Way within the Smeaton Grange Industrial Precinct. The location provides both excellent access to Camden Valley Way and is in close proximity to major arterial roads.

This modern freestanding industrial building will be completed to the highest of standards. Access to high clearance warehouse area with 9.4m internal clearance is via two container height roller doors with awnings allowing for all weather loading and unloading.

Other features include:

- Ample parking
- Direct truck access t

Industrial  
FOR LEASE  
\$190,000N/pa Ex GST  
1654.3sqm