



54 Topham Road, Smeaton Grange NSW 2567

Freestanding, High Clearance Factory for Lease

Located in the well established Smeaton Grange Industrial precinct. The subject property boasts excellent access to the M5 & M7 motorway via Narellan Road or Camden Valley Way.

- ? Highly functional warehouse & office totalling 1,288m²
- ? 173m² of quality office accommodation
- ? Full height concrete panel construction
- ? Minimum internal clearances of 8.5 metres
- ? Access provided via 3 container height roller shutters
- ? Provisions for a 5T gantry crane
- ? IN1 Industrial zoning
- ? Large secure awning area to the side of the building

Contact Exclusive Agent

Industrial
FOR LEASE

1288sqm

**Raine&Horne.
Commercial**

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