



## Unit 3/11 Aruma Place, Cardiff NSW 2285

### Stand-alone Building with Yard

Building Area: 440m<sup>2</sup> (approx)

Situated in the heart of the Cardiff Industrial Estate this small yet tall stand-alone building has (2) large truck size high roller doors, (1) from the B-double turning concrete apron and the other leading into the securely fenced yard. Already approved as a mechanical approved and spare parts centre the property also comes with:

- Mezzanine stores area above offices
- Air-conditioned showroom plus (2) offices
- On-site car parking
- Workshop lunchroom and kitchen

You will have to be qui

Industrial  
FOR LEASE

440sqm

**Raine&Horne**  
Commercial

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