



## Unit 9/8 Kerr Road, Ingleburn NSW 2565

### High Clearance Functional Industrial Unit

The subject property is located on Kerr Road, just off Aero Road & Lancaster Street, within the Ingleburn industrial precinct. Excellent access to the M5 & M7 Motorways is provided via the Brooks Road on-ramp with Ingleburn CBD & Railway station within walking distance.

- ? Area - 275m?(approx.)
- ? Front unit with glass facade
- ? Full height concrete panel construction
- ? 6.5 metre + internal clearance
- ? Access via a single container height roller shutter door
- ? Includes 50m?(approx.) mezzanine office space
- ? Ground floor amenities including shower
- ? Drive around truck access

Contact Exclusive Agents Daniel Krobot

Industrial  
FOR LEASE

275sqm