



Approximate Gross Internal Area = 129.2 sq m  
3/46 sandringham ave, thornton

\*Disclaimer: These Plans are for advertising purposes only. Interested parties should only rely on their own inspection. We accept no responsibility for any inaccuracies contained in the documents.

**3/46 Sandringham Avenue, Thornton NSW 2322**

## Low Cost Industrial Unit

Located in Thornton's industrial area, the building would suit a variety of businesses from light fabrication to storage and distribution. With its close proximity to the New England Highway and M1 Motor way it's an ideal position for transporting goods.

The concrete panel and colour bond construction make for a user friendly building as well as creating a secure property.

- ? Surrounded by reputable businesses
- ? High roller door access
- ? Amenities
- ? Separate fenced yard
- ? Onsite parking available

Industrial  
FOR LEASE

128sqm

**Matthew Higgins**

0403 706 042

314.13606@leaddrop.rexsoftware.com