



**Unit 4/63 Smeaton Grange Road, Smeaton Grange NSW**  
**2567**

## Modern Quality Industrial Unit ~ 447m<sup>2</sup>

Ideally located on Smeaton Grange Road, just off Anzac Avenue. Direct access to both the M5 & M7 Motorways via Narellan Road or Camden Valley Way. All essential services of the Narellan CBD are within close proximity, along with the Narellan Town Centre shopping precinct.

- ? Unit 4 - 447m<sup>2</sup>
- ? High clearance concrete panel construction
- ? Internal clearances range from 7.5 -8.0 metres
- ? Container height roller shutter door access with awning
- ? Well-appointed mezzanine office with amenities & ducted air-conditioning
- ? Ample on-site parking

Contact Daniel Krobot on 0411 215 339 or Maria Agostino on 0413 133 89

Industrial  
FOR SALE

447sqm