



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

### Functional High Clearance 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 and Railway Station within walking distance.

- ? Front unit totalling area - 275m?\*
- ? Full height concrete panel construction
- ? 6.5m+ internal clearance
- ? Access via a single container height roller shutter door
- ? Includes 50m?\* mezzanine office space
- ? Ground floor amenities including shower
- ? Complex provides drive around truck access
- ? Available November 2021

For more information on this outstanding opportunity please contact

Industrial  
FOR LEASE

275sqm

**Raine&Horne.**  
Commercial

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