



**Unit 3/17 Memorial Avenue, Ingleburn NSW 2565**

## Outstanding 125m<sup>2</sup> Industrial Unit for Lease

The subject property is located on the eastern side of Memorial Avenue between Liverpool Street & Lancaster Street, Ingleburn, right in the centre of the Ingleburn Industrial precinct. Excellent access to the M5 & M7 Motorways is provided the Brooks Road and Williamson Road on/off ramps. All essential services of the Ingleburn CBD including bus & rail services are within close proximity to the property.

- ? Total warehouse area - 125m<sup>2</sup>\*
- ? Brick and metal clad construction
- ? High internal clearance
- ? One (1) container height roller shutter door
- ? Ground floor amenities, including a shower and kitchenette
- ? Small complex of 4 units

For more information, please contact

Industrial  
FOR LEASE

125sqm

**Raine&Horne.**  
Commercial

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