



Approximate Gross Internal Area 184 sq m

4/37 Shipley Dr Rutherford

4/37 Shipley Drive, Rutherford NSW 2320

## Office + Warehouse

Situated in the heart of the Racecourse Business Park, Rutherford, Unit 4 boasts a strategic location that provides easy access to major transport routes and is surrounded by a thriving business community. With its proximity to the Maitland CBD, this property offers the ideal blend of convenience and exposure for your business.

- ? Build area: 187m<sup>2</sup>
- ? Allocated parking
- ? Fit-out included
- ? full height warehouse area
- ? Zoning: E3 Productivity Support

Industrial  
FOR LEASE

187sqm

**Matthew Higgins**

0403 706 042

314.13606@leaddrop.rexsoftware.com