



**Unit 1/187 Mccredie Road, Smithfield NSW 2164**

## 344sqm\* Warehouse plus office space

Located on the fringe of Guildford West & Smithfield offering easy access to the Cumberland Highway, M4 & M7 and Great Western Highway.

- Front unit facing McCredie Road
- 3 phase power & solar panels installed
- Additional office of 50sqm (approx.)
- Male & Female amenities with 2 kitchens
- Five (5) car spaces on-site
- Spray booth (if required)
- Zoned E4: General Industrial
- Suits many users
- To be offered with vacant possession

Industrial  
FOR SALE

344sqm

**Sam Bechara**

0411 156 946

sbechara@solvecommercial.com.au