



**5/37 Somersby Falls Road, Somersby NSW 2250**

## **NEAR NEW WAREHOUSE NEAR M1 MOTORWAY!**

Approximately 113m2 ground floor high clearance warehouse  
Full concrete tilt panel with up to 7 metre high clearance  
Kitchenette with hot water system  
Bathroom with disabled access  
Automatic high clearance roller door  
LED Hi Bay lighting  
3 phase power available  
Allocated on-site parking  
Zoned E3, perfect for warehousing & distribution, light industries, indoor recreation and general storage of equipment, tools and toys

Available 22nd January 2024!!

All information contain

Industrial  
FOR LEASE  
\$400.00 Net Per Week + GST  
113sqm

**Karen Aubrey**

+61 411 358 856

Karen.Aubrey@au.knightfrank.com