



**Unit B2/3-31 Birnie Avenue, Lidcombe NSW 2141**

## Lidcombe Business Park

31 Birnie Avenue is part of Lidcombe Business Park, the inner west's premier unit estate, located in a high profile position on Parramatta Road.

The development presents a rare opportunity for industrial and logistics users looking for well-connected warehouse + office space just 16km from Sydney CBD.

The brand new facilities feature:

- Separate car and truck access
- Ample on-site parking with Electric Vehicle (EV) charging options
- Undercover warehouse loading
- On-grade roller doors
- 200kW of rooftop solar

Offices  
 FOR LEASE  
 Contact Agent  
 692sqm



**Jackson Deans-Harvey** & **Boe Saysouthinh**

0449 877 100

[jackson@deansproperty.com.au](mailto:jackson@deansproperty.com.au)

0425 484 222

[bsaysouthinh@deansproperty.com.au](mailto:bsaysouthinh@deansproperty.com.au)