



**Unit 21a/4 Louise Avenue, Ingleburn NSW 2565**

## **Functional Industrial Unit with Well Appointed Office Space & Mezzanine Storage**

The subject property is located on Louise Avenue, which is easily accessed via Stanley Road, within the well-established Ingleburn Industrial Precinct. Excellent access to the M5 & M7 Motorways is provided via the Brooks Road on-ramp and is close to all essential services of the Ingleburn CBD and is within walking distance to Ingleburn Railway Station.

- ? Total area: 125m?\*
- ? Single roller shutter door access
- ? Well-presented ground level offices
- ? Ample on site car parking
- ? Available to occupy n

Industrial  
FOR LEASE

125sqm