



**KINGSGROVE**  
12/2 The Crescent

143 sqm

1 

**143m<sup>2</sup>**  
**HIGH CLEARANCE WAREHOUSING WITH CONTAINER  
LOADING/UNLOADING AREA**

**\$50,000 P.A Gross + GST**

Raine & Horne Commercial Bankstown are excited to present 12/2 The Crescent in Kingsgrove to the market for lease.

Situated within the new Kingsgrove Connect Industrial Estate, unit 12 is an opportunity to lease secure warehousing & office space.

Kingsgrove Connect is a small, limited supply commercial/industrial island precinct that is both close to Sydney CBD and easily connected to all of Sydney with easy access to the M4, M5 and M8 motorways.


Key features include:


- 143m<sup>2</sup> High clearance warehousing of up to 6.5m
- 1 x parking allocation

<b>Property ID</b>	L25608440
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	143
<b>Car Spaces</b>	1

## AGENT

**Mark Ammoun**

 0410 532 733

 m.ammoun@rhc.com.au

- 3 phase power
- Bathroom, shower and kitchenette
- 24/7 Access, CCTV and gated access
- Keyless access to each warehouse
- Open plan office for consulting, marketing, or IT
- Common 20-foot container loading/unloading area

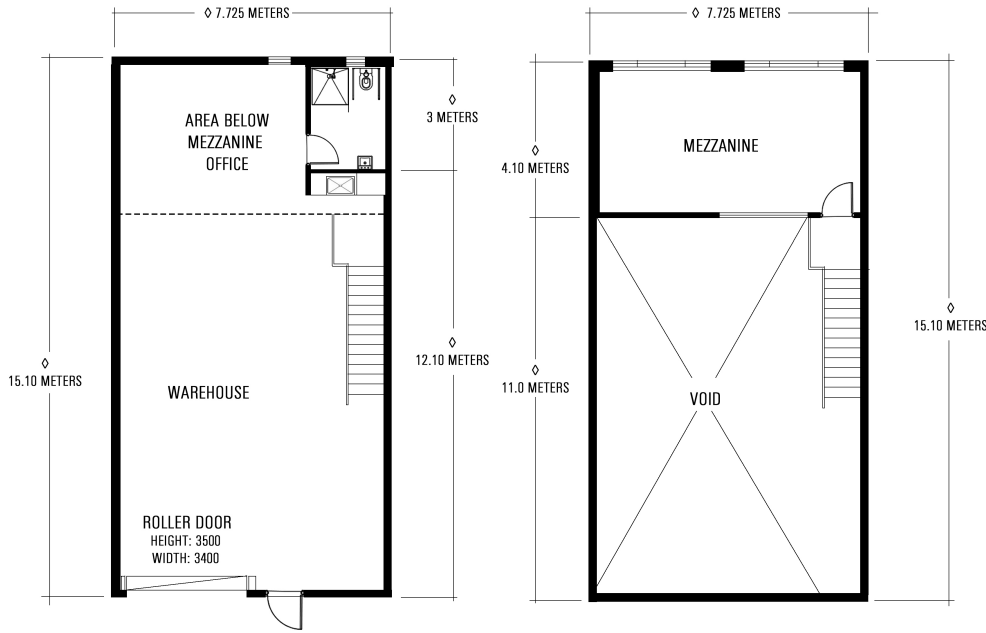
For more information or to request a detailed information pack, please contact listed agent below:

Mark Ammoun

Raine & Horne Commercial Bankstown

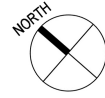
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WAREHOUSE

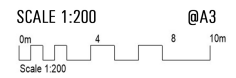
MEZZANINE



**WAREHOUSE  
UNIT 10,12,14 & 16**

WAREHOUSE 111 SQM  
MEZZANINE 32 SQM

TOTAL 143 SQM  
CARSPACES 2



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