

**KINGSGROVE**  
99/2 The Crescent

180 sqm

2 

## NEW INDUSTRIAL ESTATE 180M<sup>2</sup> CONTAINER LOADING/UNLOADING AREA

**\$1,305,000**

Raine & Horne Commercial Bankstown are excited to present 99/2 The Crescent in Kingsgrove to the market for sale.

Situated within the new Kingsgrove Connect Industrial Estate, unit 99 is an opportunity to acquire warehousing & office space with a desirable location.

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:

- 180m<sup>2</sup> with high clearance warehousing of up to 6.5m and sun-drenched office space
- 2 x parking spaces

Property ID	L25609014
Property Type	Industrial/Warehouse
Building / Floor Area	180
Car Spaces	2

### AGENT

**Mark Ammoun**

 0410 532 733

 [m.ammoun@rhc.com.au](mailto: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

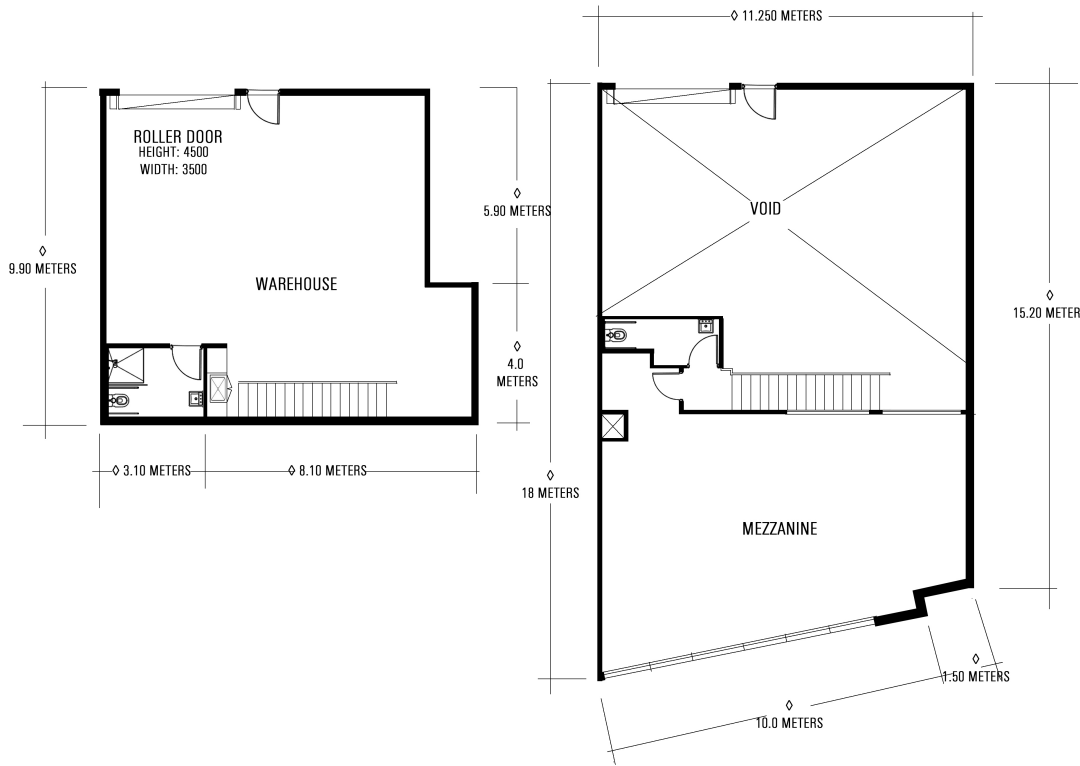
For more information or to request a detailed information pack, please contact listed agent below:

Mark Ammoun

Raine & Horne Commercial Bankstown

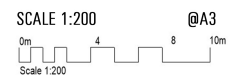
0410 532 733

1300 00 21 20



**WAREHOUSE UNIT 99**

WAREHOUSE	98 SQM
MEZZANINE	82 SQM
<b>TOTAL</b>	<b>180 SQM</b>
CARSPACES	2



**WAREHOUSE**

**MEZZANINE**

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