

# Raine&Horne. Commercial

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KIRRAWEE  
2/48 Waratah Street

201 sqm

2 

## Unique Industrial Warehouse & Office 201m2 Plus Parking

### Sold


This immaculate warehouse and office is ideally positioned in the centre of Kirrawee's most active commercial precinct. Located at the front of the complex and visible from the street, this property is the perfect offering for anyone requiring street exposure for their business. A mezzanine has been installed at a forklift height of 3.2m, which can easily be removed if not required.

- > Near new industrial complex featuring wide driveways and easy vehicle access
- > North facing showroom with excellent natural light
- > 201m2\* building area plus 2 car spaces
- > Container height motorized roller door
- > High clearance warehousing (6.0-6.5m)

Property ID	L26184616
Property Type	Industrial/Warehouse
Building / Floor Area	201
Car Spaces	2

### AGENT

#### Ben Ayers

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- > Air-conditioned office and reception area
- > Bathroom with shower and kitchenette
- > In a central & appealing position just 250 metres\* from Bunnings and numerous car yards
- > A strategic location for your business or investment

\*All amounts, areas and distances are approximate