

# Raine&Horne.<sup>®</sup> Commercial

INGLEBURN  
1 Garner Place

1842 sqm

22 

## Modern High-Clearance Warehouse with Excellent Exposure

### Price on Application

Situated on one of the most modern and highly regarded streets in the Ingleburn industrial area.


The site comprises a total building area of 1,842sqm, featuring two 6-metre wide roller doors providing direct access to an 8-metre high-clearance warehouse with an all-weather awning and three-phase power. Other features include:

- 22 on-site car spaces
- Positioned in one of Ingleburn's most modern and sought-after industrial streets – Garner Place
- Excellent connectivity: moments from Henderson Road, Campbelltown Road, the Hume Highway, and the M5/M7 interchange
- Total building area: 1,842 sqm

|                       |                      |
|-----------------------|----------------------|
| Property ID           | L3601217             |
| Property Type         | Industrial/Warehouse |
| Building / Floor Area | 1842                 |
| Car Spaces            | 22                   |
| Land Area             | 3040.0 sqm           |

### AGENT

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- Two extra-wide roller doors (6m each)
- 10-metre wide driveway – ideal for truck access and 40ft container drop-offs
- High-clearance warehouse with 8m internal height and all-weather awning
- Three-phase power
- Corporate-style office with partitioned, air-conditioned spaces, balcony, kitchen, and amenities
- Secure site with gated access

For further information and inspections, contact the nominated agents at Raine & Horne Commercial Liverpool or directly at

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