## Raine&Horne. Commercial

# Raine&Horne, Raine&Horne, Commercial Raine&Horne, Commercial Commercial 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

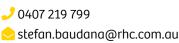
• Excellent connectivity: moments from Henderson Road, Campbelltown Road, the Hume Highway, and the M5/M7 interchange

• Total building area: 1,842 sqm

Property ID	L3601217
Property Type	Industrial/Warehou se
Building / Floor Area	1842
Car Spaces	22
Land Area	3040.0 sqm

### AGENT

### Stefan Baudana



- 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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