

# Raine&Horne. Commercial

EMU PLAINS  
1 Bromley Road

640 sqm

Freestanding Industrial Facility  
Corner Block with Dual Street Access  
Main Road Exposure - Em...

## Contact Agent

Available For Lease, this highly functional freestanding industrial building is positioned on a prominent corner block with excellent exposure to a main road and convenient dual street access. Ideally located close to the M4 Motorway, this property offers excellent logistics and signage opportunities.

### Key Property Features:

- High-profile corner position with dual entry from Russell Street and Bromley Road
- Building Area: 640 sqm\*
- Site Area: 1,815 sqm\*
- Roller Door Access: 2 x high-clearance roller doors

Property ID	L35132167
Property Type	Industrial/Warehouse
Building / Floor Area	640
Land Area	1815.0 sqm

## AGENT

Liz Prasad

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- Approx. dimensions: 6m\* (W) x 4.8m (H)\*
- Internal Clearance: Up to 5.8m\*
- Air-conditioned office area
- Amenities and kitchenette
- Additional mezzanine (not included in total lettable area)
- Ample on-site parking
- Secure fencing and gated access
- Zoning: E4 General Industrial (Penrith LEP 2010)
- Easy access to major transport routes such as M4 Motorway, Great Western Highway and Old Bathurst Road
- Convenient access to surrounding industrial/commercial hub

For more information or to arrange an inspection, please contact the exclusive leasing agents.

\*All sizes quoted are approximate