



## Botany

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- ~ Modern Freestanding Building with exposure to Botany Road
- ~ Approx. 531sqm of building over two levels
- ~ Current fitout consists of a mix of offices, showroom, technical / production area, and storage area.
- ~ Large roller shutter access to the ground floor warehouse / storage area.
- ~ Amenities located on both levels.
- ~ Both internal and external off street parking.
- ~ Ideal for a variety of uses, zoning under Botany LEP 2013 is B2 Local Centre.
- ~ Located within the Botany Retail Strip, close to both the air and sea ports and the M5 / Eastern Distributor.

**Price** : POA  
**Building Size** : 531 sqm  
**Land Size** : 373 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/5665521>