



**48/10-12 Girawah Place Botany NSW**

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Unit 48 - Ready for Occupation

Warehouse: 261.7sqm

Mezzanine Office: 83.6sqm

The Borough Zone 1901, industrial unit offering functional warehousing with modern office accommodation. Benefits include: wide driveways, undercover dedicated parking and easy access around the estate.

- \* Clear span warehouse with 6.5m to 7m high ceilings
- \* 5m wide x 5m high motorised roller shutter door
- \* Quality mezzanine air-conditioned & carpeted office
- \* Individual bathroom with shower
- \* Kitchenette in warehouse and mezzanine office
- \* On-title undercover car-parking
- \* CCTV Security Cameras and Alarm System installed
- \* NBN high speed internet connection
- \* 3 phase power supply

**Price** : POA

**Building Size** : 345.3 sqm

**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/6945620>