



## 108 Dalmeny Avenue Rosebery NSW

18 

3 year lease term offered.

This property offers first class office accommodation over two levels. air-conditioned, carpeted and amenities provided on both levels. The clear span warehouse has a minimum clearance of 7m and is accessed via two container height roller shutter doors covered by a 58sqm awning.

The property is 100m from the corner of Epsom Rd and Dalmeny Ave, Rosebery, offering immediate access to the eastern Distributor and M5 East. Minutes to the CBD, Airport and Port Botany.

Warehouse: 1,113.8sqm

Ground Floor Office: 413sqm

First Floor Office: 430.6sqm

<b>Price</b>	: \$285/sqm (exGST)
<b>Building Size</b>	: 1957.4 sqm
<b>View</b>	: <a href="https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/6957108">https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/6957108</a>

