



### 18-24 Girawah Place Botany NSW



Now Ready to Occupy or Invest.

IQ Industrial Quarter Matraville is a single level modern and functional business estate comprising 27-warehouse units, ranging in size from 132sqm to 400sqm.

**Price** : POA

**View** : <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/botany/commercial/industrial/7221274>

Built within a new industrial precinct with new roads, designer landscaping and a traffic controlled intersection, Industrial Quarter is a quality development featuring:

- High-clearance warehouse with concrete mezzanine storage areas
- Container height roller shutters
- Air-conditioned offices plus window louvers for natural airflow
- Double glazed office windows with quality blinds installed
- Two Kitchenettes, bathroom and shower in all units
- Access control, alarm and CCTV installed in all units