



**11/18-24 Girawah Place Botany NSW**

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Now Ready to Occupy.

IQ Industrial Quarter Matraville is a single level modern and functional business estate comprising 27-warehouse units. 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
- Solar powered roof vents in all warehouses
- Undercover car parking

**Price** : POA  
**Building Size** : 209.7 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/7222017>