



### 25/18-24 Girawah Place Botany NSW

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Now Ready for Occupation.

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.

**Building Size** : 132.3 sqm

**View**

: <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/botany/commercial/industrial/7222056>