



### 1551 Botany Road Botany NSW

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Short Lease Term of 1-2 years preferred.

The premises is a freestanding building with 2 roller shutter doors, mezzanine offices & warehouse areas, cranes, multiple kitchens and toilets. Ample power is available.

Located within the 1543-1551 Botany Road industrial complex, the estate has direct access to both the M1 highway to both southern Sydney and the City as well as being minutes away for Sydney Port and airport. The estate is serviced by 2 driveways with a large hardstand space at the rear for loading and manoeuvring.

**Price** : \$300,000p.a. Net (exGST)  
**Building Size** : 1400 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/7413877>



GROUND FLOOR



MEZZANINE



FIRST FLOOR

TOTAL GROSS AREA:	1401 m <sup>2</sup>
GROUND FLOOR:	1081 m <sup>2</sup>
FIRST FLOOR:	91 m <sup>2</sup>
MEZZANINE:	229 m <sup>2</sup>



DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY.  
ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT  
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ADDRESS:

1551 BOTANY ROAD, BOTANY