



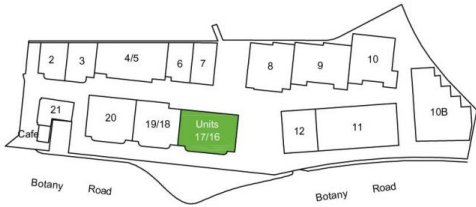
### 17/1801 Botany Road Botany NSW

Unit 17 is 1,225sqm Warehouse with adjoining 325sqm office.  
Available April 2024

Discovery Cove Industrial Estate currently has a range of flexible warehouse and office spaces available for lease.

- ~ 7.7 metre clearance warehouse
- ~ 24 hour security
- ~ On-site café
- ~ Landscaped estate
- ~ Close to Port Botany, Sydney Airport and the M5 Motorway

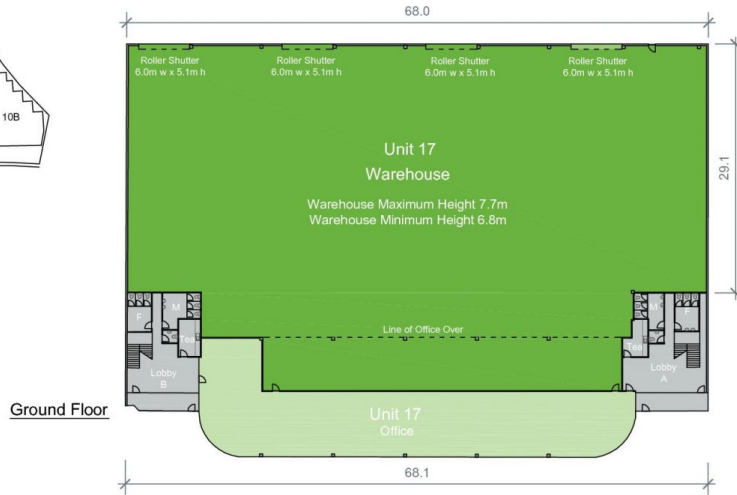
**Price** : POA  
**Building Size** : 1550 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/7836951>



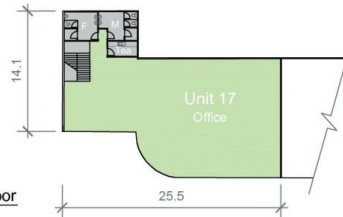
Site Plan  
Not to Scale

**Information Schedule**

<b>Unit 17</b>	
+ Ground Warehouse	2,503 sqm
+ Ground Office	427 sqm
+ Ground Lobby B	119 sqm
+ First Floor Office	354 sqm
<b>Total Unit 17</b>	<b>3,403 sqm</b>
+ Lobby A	129 sqm



Ground Floor



First Floor

**REALSERVE**  
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02 9629 9377      www.realserve.com.au

**MARKETING DRAWING**  
Units 16 & 17, Discovery Cove,  
1801 Botany Rd, BANKSMEADOW, NSW



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.



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**SITE PLAN**  
1801 Botany Road,  
BANKSMEADOW, NSW

Date: 25/10/2006	
Ref: 23471GG	Rev: 3
Scale: Not to Scale	

Plan prepared by:  
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Real Estate Plans & Surveys

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