



### 45/10-12 Girawah Place Matraville NSW

Unit 45  
Warehouse: 27.9sqm  
Mezzanine: 13sqm

**Building Size** : 40.9 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/matraville/commercial/industrial/7979007>

A quality industrial unit offering functional warehousing with a mezzanine. Benefits include: wide driveways, undercover loading and easy access around the estate.

- \* Up to a 6.45m ceiling with a mezzanine floor.
- \* 3m wide x 3m high motorised roller shutter door.
- \* Laundry tub with hot & cold water.
- \* Designated communal loading zone with combined wash bay.

These ground level units allow occupants to combine work-space and storage needs in a single modern and functional work cell. Designed on a grid of 4.5m wide by 6m deep to comfortably accommodate a motor vehicle. These