

# FOR SALE

**partner**  
COMMERCIAL PROPERTY



## Unit 27, 87 Railway Road North, MULGRAVE 2756

Brand New Warehouse – 35% cheaper than Castle Hill



- Ready February 2020 (< than 6 months)
- 6.5m clear span high clearance warehouse
- Quality air-conditioned mezzanine office
- Undercover parking + spaces outside
- 3 access driveways – easy for trucks
- Gyms, Bunnings, KFC & train close

### Location

Drive against the traffic and only one street off Windsor road. 4kms to Windsor (Macquarie Arms Pub & loads of cafes in the main street), 7kms to Rouse Hill (The Australian Brewery) & 20 minutes to Castle Hill.

### Description

IN1 Industrial zoned factory units. These quality high clearance office/warehouses will impress anyone who inspects them. Priced 35% cheaper than Castle Hill & Rouse Hill. Stage 1 sold out. Secure this unit quickly before you miss out.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	51
<b>Warehouse m<sup>2</sup>:</b>	205
<b>Total Area m<sup>2</sup>:</b>	256
<b>Asking Price:</b>	\$665,600
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	4
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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