

**1/453 The Boulevard KIRRAWEE NSW****2** 

Rare opportunity to secure this brand new main road warehouse, office and showroom.

Prominently situated in the highly sought street front position in a brand new boutique development - Space King.

Excellent exposure to passing trade. Will suit both owner occupants & astute investors.

- Main road exposure
- Warehouse 144m<sup>2</sup>
- Office 44m<sup>2</sup>
- Mezzanine 18m<sup>2</sup>
- High clearance clearspan warehouse with glass windows
- Formal office & mezzanine
- Excellent natural light

**Building Size** : 207 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/kirrawee/commercial/industrial/5703699>