



### 16/10-14 Yalgar Road KIRRAWEE NSW

Cooper Wilson Commercial are pleased to present this entry level high clearance factory / warehouse situated in close proximity to the Princes Highway, in the heart of the Kirrawee Industrial area.

Features Include:

- 208m<sup>2</sup> warehouse and office
- 6 metre High clearance warehouse
- Three (3) car spaces
- Security gated complex
- Roller door access providing seamless entry and allows for easy loading and unloading of goods
- Functional Office area and kitchen facility
- Zoned E4 General Industrial
- Opportunity to be in Kirrawee which is one of Sydney's strongest growing industrial precincts

**Building Size** : 208 sqm  
**Land Size** : 275 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/kirrawee/commercial/industrial/7710336>