



### 2/7-9 Production Road TAREN POINT NSW

This strategically located industrial/commercial property, situated at 2/7-9 Production Road, offers a balance of warehouse, office, and additional space.

#### Key Features:

Total Area: A generous 184m<sup>2</sup> of versatile space.

Warehouse Space: 90m<sup>2</sup> of functional warehousing, equipped with a 3-meter-wide roller door for easy access.

Air-Conditioned Offices: 64m<sup>2</sup> of modern, air-conditioned office space.

Mezzanine Area: An additional 30m<sup>2</sup> mezzanine area, ideal for storage or as an extra workspace.

<b>Price</b>	: \$45,000 per annum
<b>Building Size</b>	: 184 sqm
<b>View</b>	: <a href="https://www.cooperwilson.com.au/lease/nsw/sutherland/taren-point/commercial/industrial/7883857">https://www.cooperwilson.com.au/lease/nsw/sutherland/taren-point/commercial/industrial/7883857</a>