

**28 Box Road CARINGBAH NSW****5**

Now available for lease in Caringbah's tightly held industrial precinct, this freestanding factory presents opportunity for a range of commercial and industrial uses.

Offering approximately 409sqm of well-designed space, the property combines functionality with convenience. The layout includes a 374m<sup>2</sup> high clearance warehouse, 15m<sup>2</sup> upstairs office area, 15m<sup>2</sup> reception area, bathroom amenities both upstairs and downstairs, along with kitchenettes on both levels.

**Key Features:**

- ? Approx. 409sqm total building area
- ? High clearance warehouse
- ? First-floor practical office space
- ? Bathroom amenities on both levels

[For full version visit the website](#)

<b>Type</b>	: Industrial
<b>Price</b>	: Just listed for lease
<b>Building Size</b>	: 400 sqm
<b>Land Size</b>	: 600 sqm
<b>View</b>	: <a href="https://www.cooperwilson.com.au/lease/nsw/sutherland/caringbah/commercial/industrial/8693572">https://www.cooperwilson.com.au/lease/nsw/sutherland/caringbah/commercial/industrial/8693572</a>