



10/800-812 Old Illawarra Road Menai NSW



### MENAI SERVICES CENTRE - RARE OPPORTUNITY

Exceptional warehouse and business space available in this 100% occupied development on Old Illawarra Road.

The unit has many desirable features including air conditioned office, large mezzanine, shower, dexion style racking installed, two car spaces and container height roller shutter access. The warehouse has up to 8 metre internal height and abundant natural lighting as well.

The unit also has three phase power and many other extras.

- Fantastic location for business
- Certified mezzanine
- Flexible zoning
- Close to main road conveniences
- Thriving local population base
- Warehouse 183m<sup>2</sup>, office 50m<sup>2</sup>, mezzanine 140m<sup>2</sup>, car parking 35m<sup>2</sup>, total 408m<sup>2</sup>

**Type** : Industrial  
**Building Size:** 373 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/menai/commercial/industrial/5756974>

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