



# FOR LEASE

## FUNCTIONAL & SPACIOUS STANDALONE WAREHOUSE – EARLVILLE

We are pleased to present this highly functional 340sqm standalone warehouse with office space, behind Earlville Shopping Centre, just off Ishmael Road on Telford Street.

Incentives available – one month rent free for each year of the tenancy (conditions apply).

### Property Highlights:

- 340sqm total building area
- Air-conditioned office with two rooms located at the front entrance
- High bay lighting and skylights for excellent natural and artificial lighting
- Electronic roller door for ease of access
- Rear roller door enabling effective cross ventilation
- Insulated roof for improved temperature control
- 3-phase power
- Staff amenities conveniently located at the rear
- Situated in a quiet cul-de-sac, offering added security and easy access for larger vehicles

This versatile property is well-suited for a range of uses including storage, manufacturing, or distribution. Its practical layout and sought-after location provide an ideal base for growing businesses.

Location: Telford Street, Earlville

Inspection: Available now – contact us today to arrange a viewing before your competitors do.

0 BED | 0 BATH | 0 CAR

### PRICE:

Offers to Lease Invited

### OPEN FOR INSPECTION:

N/A



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