



## Auburn, B3W8/300 Manchester Road

The Switchyard &ndash; Under Construction  
&ndash; Brand New Business Park

Switchyard is located in the heart of Auburn and considered one of the best locations in the central west, providing quick access to Parramatta Road, and the M4 Motorway. Auburn is located 20km\* from Sydney CBD.

The flexibility in sizing on offer allows occupiers the ability to grow their business footprint long-term in one of Western Sydney most sought-after business park.

Some defining features of this business park includes:

- Fully secured estate
- 24/7 B-Double access



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LEASED**

### For Lease

Please Call

### Building Area

4,359-4,359sqm

### Contact

**Matt Keeping**

0414 429 134

[mkeeping@ljhc.com.au](mailto:mkeeping@ljhc.com.au)

**Bankstown**

**(02) 9790 1111**

- Easy container access via generous hardstand
- Awnings of 6m\* to 10m\* catering for all weather loading/unloading
- Access via on grade doors and recessed docks
- High clearance warehousing with a minimum of 10m\* clearance
- Ability to build cool rooms and freezers to suit
- Immaculate CBD quality office accommodation
- 7 tonne floor loading capacity
- ESFR Sprinkler system
- On-site Cafe
- Opportunity for above average power
- Close proximity to Auburn train station

## More About this Property

<b>Property ID</b>	1BHSG67
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	4359-4359 m²

### Matt Keeping

Director / Sales & Leasing | [mkeeping@ljhc.com.au](mailto:mkeeping@ljhc.com.au)

### Bankstown (02) 9790 1111

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