



2/5-9 Benaroon Road, Belmore

Modern & Versatile Warehouse in Prime Location

- 400sqm warehouse area approx.
- Basement parking for 3 cars
- phase power available
- Automatic roller door with 4m clearance approx.
- Kitchenette plus male, female and disabled amenities
- Prominent street frontage with excellent signage exposure
- Modern street-facing warehouse suitable for a wide range of storage, warehouse and light industrial businesses (STCA)
- High internal clearance with excellent vehicle access for efficient day-to-day operations
- Strong street exposure in a highly convenient and well-connected location
- Well presented with a versatile layout to suit a variety of business uses
- Ideally positioned only 900m to Belmore Train Station and upcoming Sydney Metro upgrades
- Close proximity to local shops, cafés and everyday amenities
- Bus stop conveniently located directly outside the property
- Exceptional opportunity combining accessibility, functionality and convenience in a highly sought-after central location

FOR LEASE

\$84,000 PA Gross + GST

BUILDING AREA

400sqm

AGENTS

Muhammad Sarmini
0403 750 917
muhammad@ljhbl.com.au

AGENCY

LJ Hooker Belmore
(02) 9750 9244

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.



Address: 2/5-9 Benaroon Road, Belmore
For Lease: \$84,000 PA Gross + GST
Inspect: By appointment
Contact: Muhammad Sarmini 0403 750 917 or
muhammad@ljhbl.com.au

MORE DETAILS

Property ID	9E1HRQ
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Other
Building Area	400 m2
Parking	3

Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

LJ Hooker Belmore (02) 9750 9244

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