



## Campbelltown, 23 Badgally Road

Freestanding, Two Drive ways, Two Roller Doors, Quality Office Fit Out.... This Building has the LOT!!!

Conveniently positioned factory/warehouse located only metres from the corner of Blaxland Road and within a five minute walk to Campbelltown Train Station and the Campbelltown CBD.

This unique Industrial building of concrete panel construction has an unique brick facade and is accessed via two (2) container height roller doors and two (2) separate driveways allowing exceptional access to and from Badgally Road. The factory/warehouse is clear span with an internal height of eight (8) metres along with three (3) phase power outlets on every wall. Office area is over two (2) levels and is partitioned, carpeted and air conditioned.

Available late August 2025.

### For Lease

\$375,000 pa net ex GST

### Building Area

1,943sqm

### Contact

**Aaron Ward**

0404 082 445

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(02) 4620 6111

Other features include;

- Security fencing
- 200 amps per phase of power
- Ample on-site parking
- Ample male/female amenities
- Excellent exposure to passing traffic on well known Badgally Rd

For further details please contact Exclusive Agent Aaron Ward on 0404 082 445

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\*All areas are approximate. \*\*Any figures quoted are indicative only and is subject to final negotiation and owner approval.

## More About this Property

Property ID	JWQGVV
Property Type	Industrial/Warehouse
Building Area	1943 m2
Land Area	3294 m2

**Aaron Ward 0404 082 445**

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