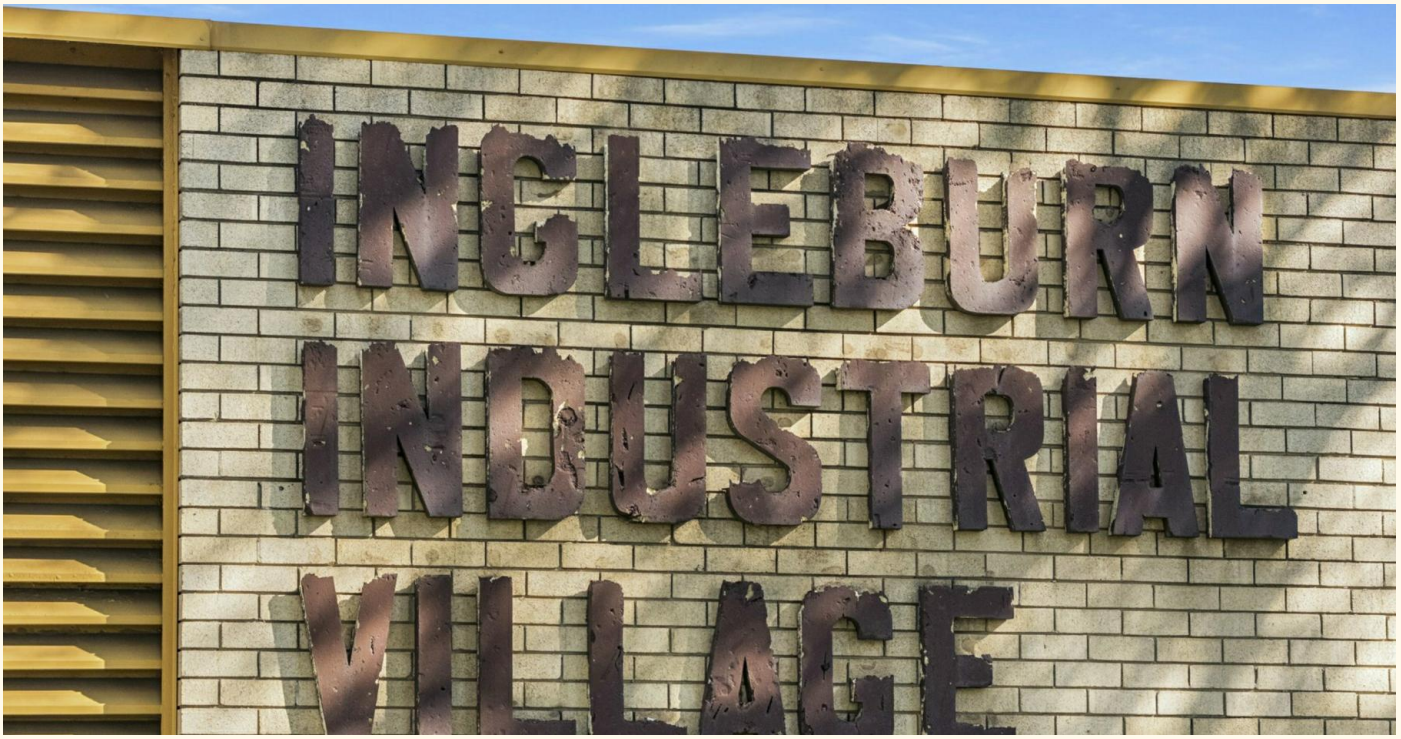








Unit 3B/4 Louise Avenue, Ingleburn

Prime Location in Ingleburn's Established Industrial Precinct - For Lease

Located within Ingleburn's well established industrial precinct and surrounded by a diverse range of occupiers, the property is just a short walk to the train station and less than two kilometres from the M5 Motorway.

Features Include:
- 85m² air-conditioned mezzanine office
- Kitchenette
- Male and female amenities including a shower
- Container-height roller door access
- Ample onsite parking
- Available from June 2026!

For more information or to book an inspection please contact Isabella Jackson on 0450 949 268 or Darren Zammit on 0404 083 445.

Disclaimer: This information is provided as general information only. The details contained herein have been supplied to LJ Hooker Commercial Macarthur by third parties or obtained from sources believed to be reliable. LJ Hooker Commercial Macarthur has not

FOR LEASE
$34,000.00 pa gross ex GST

BUILDING AREA
222sqm

AGENTS
Bronagh Ward
0403950127
macarthur@ljhc.com.au

Darren Zammit
0404 083 445
darren.zammit@ljhooker.com.au

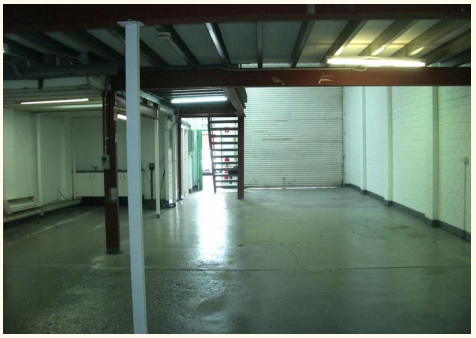
AGENCY
Macarthur
(02) 4620 6111

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Interested parties must rely solely on their own enquiries.

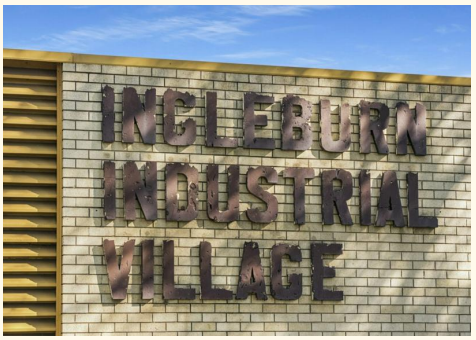
LJ Hooker Commercial

independently verified the information and does not guarantee its accuracy and completeness. No warranty or representation is made by LJ Hooker Commercial Macarthur regarding the information contained in this advertisement. Prospective purchasers or tenants are advised to conduct their own investigations and due diligence prior to making any decisions regarding the property.

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







MORE DETAILS

Property ID	K1CGVV
Property Type	Industrial/Warehouse
Building Area	222 m2

Bronagh Ward 0403950127
| macarthur@ljhc.com.au
Darren Zammit 0404 083 445
Director - Sales & Leasing | darren.zammit@ljhooker.com.au

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