



Unit 5/8 Gallipoli Street, Smeaton Grange

## For Lease &ndash; Modern Industrial Unit in Smeaton Grange's Premier Precinct

Perfectly positioned in the heart of Smeaton Grange's thriving industrial precinct, this well-presented unit offers a versatile combination of high-clearance warehouse space and a modern, air-conditioned office mezzanine. An ideal opportunity for light industrial, trade, or small business operations.

### Property Features:

- Modern Office Mezzanine with floating floors and suspended ceiling
- Ducted Air Conditioning
- High Clearance Warehouse
- Quality Finishes including carpet and tile flooring throughout
- Modern Bathroom Amenities
- 3-Phase Power available
- Three (3) Allocated Car Spaces
- Excellent Access for loading and unloading

For further information or to arrange an inspection please contact Darren Zammit on 0404 083 445.

### FOR LEASE

Please Call

### BUILDING AREA

168sqm

### AGENTS

Darren Zammit

0404 083 445

[darren.zammit@ljhooker.com.au](mailto:darren.zammit@ljhooker.com.au)

### AGENCY

Macarthur

(02) 4620 6111

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.

 **LJ Hooker Commercial**

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



## MORE DETAILS

Property ID	JZ2GVV
Property Type	Industrial/Warehouse
Building Area	168 m2
Parking	3



### Darren Zammit 0404 083 445

Director - Sales & Leasing | [darren.zammit@ljhooker.com.au](mailto:darren.zammit@ljhooker.com.au)

### Macarthur (02) 4620 6111

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