

## LIDCOMBE BUSINESS PARK

31 Birnie Avenue is part of Lidcombe Business Park, the inner west's premier unit estate, located in a high profile position on Parramatta Road.

The development presents a rare opportunity for industrial and logistics users looking for well-connected warehouse + office space just 16km from Sydney CBD.

The brand new facilities feature:

- Separate car and truck access
- Ample on-site parking with Electric Vehicle (EV) charging options
- Undercover warehouse loading
- On-grade roller doors
- 200kW of rooftop solar
- 5 Star Green Star development
- ESFR Sprinklers
- Modern ancillary office spaces
- 15m warehouse awnings.

### Price

Contact Agent

### Property Details

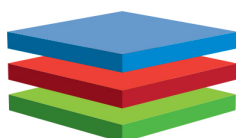
Type	Commercial
Property Type	Industrial
Area	3906m2



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