

**17/11 Jullian Close Banksmeadow NSW**

**2 🚗**

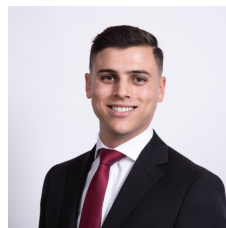
For lease is this superb high clearance warehouse with a bright and airy office area. This near new 95m<sup>2</sup> space is conveniently located near Port Botany, Sydney Airport and the Eastern Distributor.

Additional features include:

- Gated estate after hours
- 2 car spaces
- Warehouse: 70m<sup>2</sup>
- Office: 25m<sup>2</sup>
- Total Size: 95m<sup>2</sup>
- Fully equipped bathroom including shower
- Separate office area

For more information or to arrange an inspection, please contact Mitchell Perry.

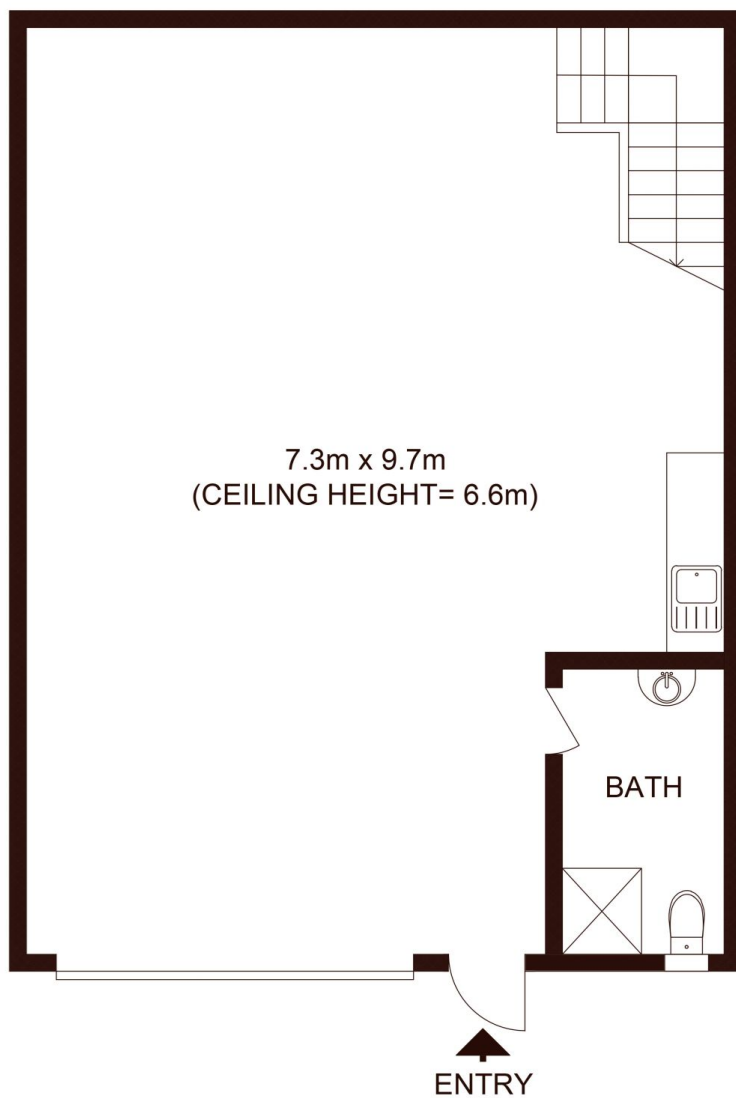
**Price** : \$3,300 + GST pm  
**Building Size** : 95 sqm  
**View** : <https://www.silverco.com.au/lease/nsw/eastern-suburbs/banksmeadow/commercial/industrial/7854373>



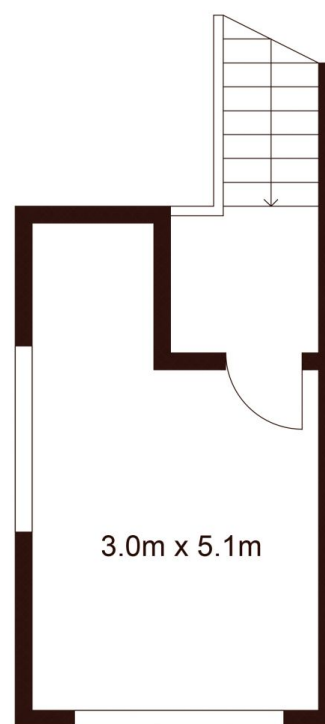
**Mitchell Perry**  
02 9319 1666



**Richard Perry**  
02 9319 1666



GROUND FLOOR



FIRST FLOOR

17/11 Jullian Close, BANKSMEADOW

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Xorix Media

