



## 22/9 Powells Road Brookvale NSW

This is a practical clear-span warehouse sure to impress and suitable for many businesses. With the added bonus of having an expansive window area on the side of the warehouse, this provides extensive natural lighting into all the side office areas. This warehouse is accessed from Powells Road and Wattle Road, making it easy for your deliveries and customers to find.

- \* Total area: 473sqm
- \* Clear-span modern warehouse
- \* 9 cars spaces
- \* 4.75 metre clearance
- \* Oversized large electronic roller shutter door
- \* Covered loading & unloading
- \* Above office storage
- \* Showroom & office areas
- \* 1 large open plan work area
- \* Reception area
- \* Ground floor access
- \* Large windows for natural light
- \* Wide street frontage with personnel access door

**Type** : Industrial  
**Building Size** : 473 sqm  
**View** : <https://portfolio.websites.reapit.com.au/reef/6671997>



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