# GUNNING

**11 Production Avenue Kogarah NSW**

Gunnings is pleased to present for lease this large clear span warehouse facility complete with a small office/reception area, toilets, shower and kitchenette. It also features 2 mezzanine areas one at the front and one to the rear of the property. It is currently partitioned into 2 warehouse spaces but can be removed to have one open area.

Located just off Rocky Point Road providing good access to the Airport and Port Botany.

KEY FEATURES:
- Land Area: 695.6sqm
- Ground floor area: 478sqm*
- Front mezzanine: 16sqm*
- Back mezzanine: 40sqm*
- Hence combined internal building areas: 534sqm*

**Building Size** : 534 sqm
**Land Size** : 696 sqm
**View** : https://www.gunningre.com.au/lease/nsw/st-george/kogarah/commercial/industrial/5731238

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