

**GOOD IS
PRIME LOCATION**

Goodman

**GREAT IS WHAT
YOU DO FROM HERE**

SHOWGROUND BUSINESS PARK - UNIT 2

20 Anella Avenue, Castle Hill, NSW



900M

to Windsor
Road



5.5KM

to M7 Motorway



6KM

to M2 Motorway



12KM

to Parramatta
CBD

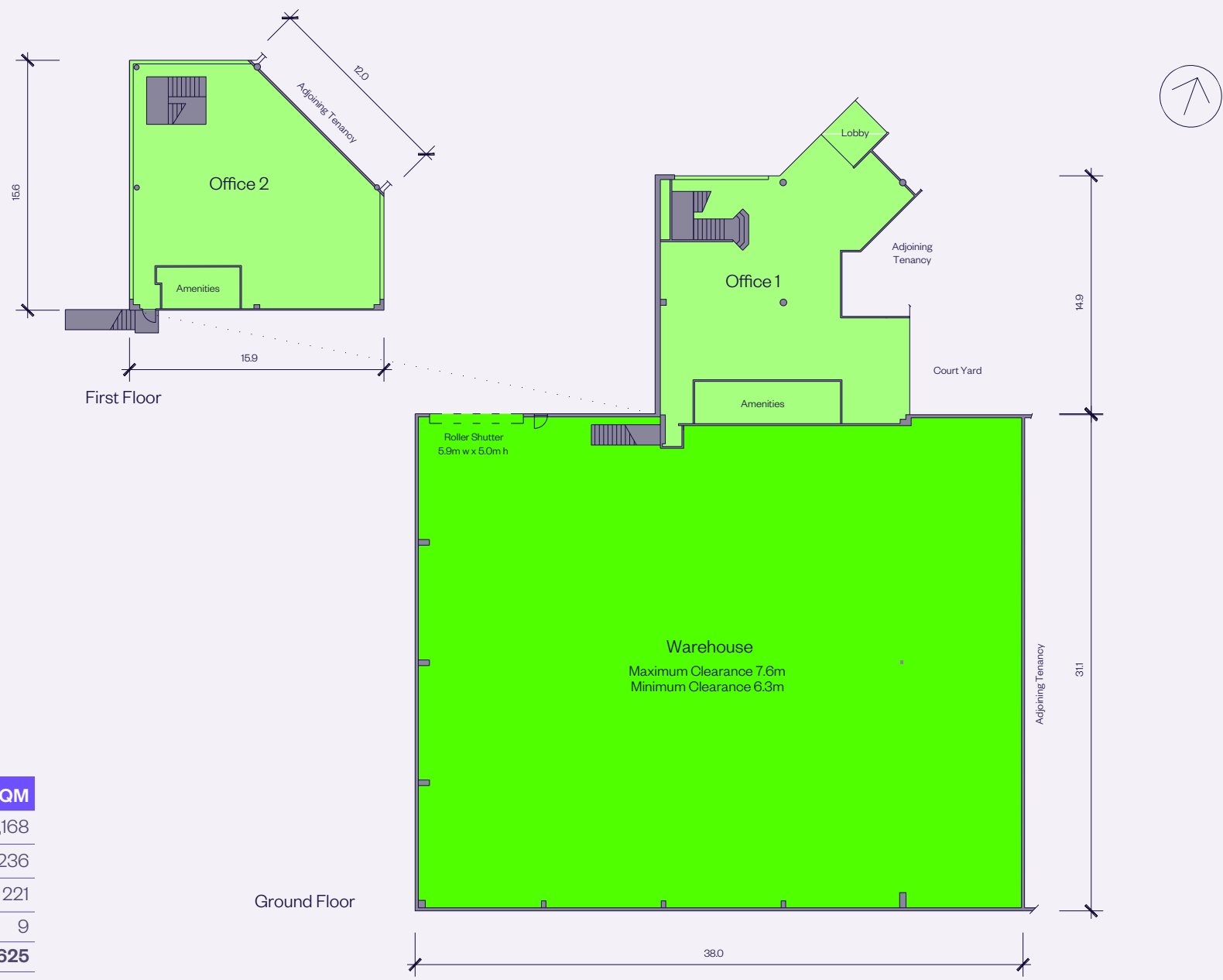
Located in the heart of Castle Hill's industrial precinct, Showground Business Park combines high-quality warehouse and office space with exceptional access to major arterial roads.

The available space presents an ideal opportunity for small to mid-sized businesses seeking quality and convenience in a well-established location.

Property features:

- + 1,624 sqm of quality warehouse and office space
- + Internal warehouse clearance of up to 7.6m
- + Access via an on-grade roller shutter door
- + Ample car parking
- + Light-filled office space.

Site plan



| UNIT 2 | SQM |
|-----------------------|--------------|
| Warehouse | 1,168 |
| Office (ground floor) | 236 |
| Office (first floor) | 221 |
| Lobby | 9 |
| Total area | 1,625 |

GET IN TOUCH

Angus McKay
Portfolio Manager
M. 0415 324 132
angus.mckay@goodman.com

Dylan Carroll
Asset Manager
M. 0424 953 102
dylan.carroll@goodman.com

SCAN FOR MORE INFO

