

**GOOD IS
PRIME LOCATION**



**GREAT IS WHAT
YOU DO FROM HERE**

CHULLORA INDUSTRIAL HUB

Available now

41 Roberts Road
Chullora, NSW

Property features:

- + Modern warehouse and office units from 1,600 sqm
- + Ability to combine units up to 7,000 sqm in one line
- + 40m wide shared hardstand
- + 10m awnings to hardstand
- + LED lighting
- + 25kW solar per 1,000 sqm
- + Targeting 5-Star Green Star rating
- + 14 EV charging points
- + ESFR sprinklers
- + 149 car parking spaces.



6.3KM

to M5 Motorway



8.1KM

to M4 Motorway



17KM

to Sydney
CBD



23.4KM

to Port Botany

Site plan



BUILDING A	SQM	BUILDING B	SQM	BUILDING C	SQM	BUILDING D	SQM
Unit A1		Unit B1		Unit C1		Unit D3	
Warehouse	2,368	Warehouse	1,950	Warehouse	1,397	Warehouse	1,999
Office	237	Office	210	Office	275	Office	520
Total area	2,605	Total area	2,160	Total area	1,672	Total area	2,519
Unit A2		Unit B3		Unit C4			
Warehouse	2,370	Warehouse	1,441	Warehouse	1,303		
Office	229	Office area	233	Office	219		
Total area	2,599	Total area	1,674	Total area	1,522		
Unit A3		Unit B4					
Warehouse	1,957	Warehouse	1,472				
Office	233	Office	219				
Total area	2,190	Total area	1,691				

GET IN TOUCH

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SCAN FOR MORE INFO

