

## FOR LEASE

277-279 Annangrove Road, Rouse Hill

Unit: 52, 53, and 54

Positioned within the Rouse Hill industrial precinct, LIMESTONE Industrial Estate offers a rare opportunity to lease brand new, high-quality warehouse units in one of Sydney's fastest growing corridors.

Designed for functionality and flexibility, the estate features modern industrial spaces ideal for trade, storage, logistics, and business operations.

With access to major arterial roads including the A2, A9 and M7, close proximity to Rouse Hill Metro Station, and surrounded by expanding residential catchments, this location places your business in the centre of strong local demand and growth.

### TOTAL SQM

**267sqm**

Building

211sqm

Mezzanine

56sqm

### PARKING SPACES

External

4

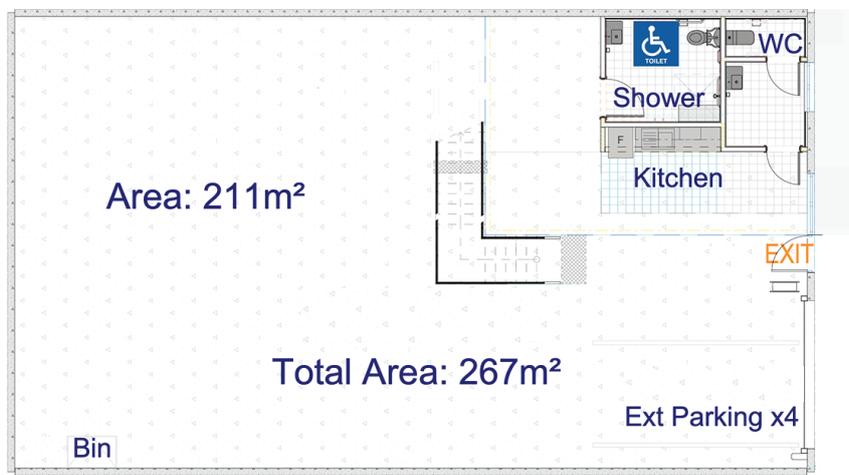
**\$61,000 + GST + outgoings**



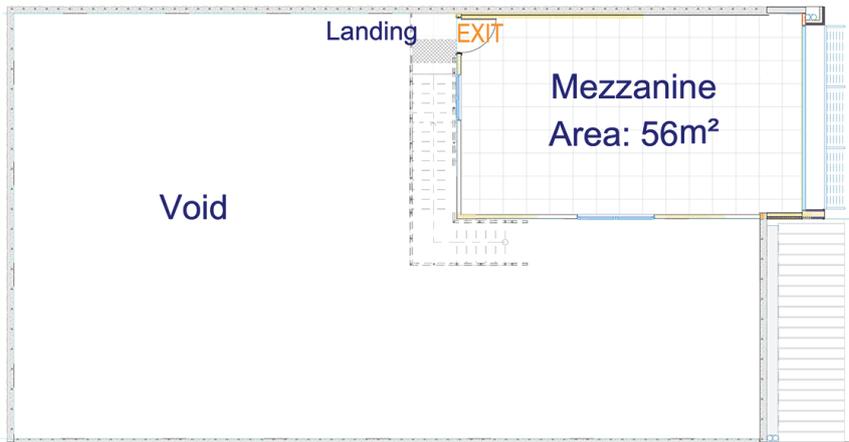
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FOR MORE INFO,  
SCAN HERE





Ground Floor |



Upper Floor

### Property Features

- Secure, well-presented complex with container access and wide internal roads
- Full-height concrete panel construction with metal deck roofing
- Motorised roller shutter door to each unit
- Clear-span warehouse with up to 7.5m internal clearances
- Mezzanine office included in all units
- Carpeted office spaces
- Ground floor amenities
- Steel stairwell with industrial balustrade
- Quality finishes throughout
- On-site parking for staff and visitors



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