



EST 1982
CARLTON
REAL ESTATE

UNIT 03.

UNIT 03
222 SQM

GROUND FLOOR

MEZZ. 88 SQM

MEZZANINE

FOR LEASE



3/6 Tyree Place Braemar NSW

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Boutique Secure Complex of 8 Strata Units, located next door to Bunnings, with direct freeway access.

- * Unit 3 is 340m2
- * Ground Floor 252m2
- * Generous mezzanine storage level of 88m2 to maximise your workspace
- * Excellent vehicle access with a wide driveway
- * Allocated parking
- * Bathroom & kitchenette
- * Secure gated complex
- * High Factory internal clearances of 6+ metres
- * 4.5 metre high roller door access

With construction almost complete, this unique unit

[For full version visit the website](https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7405566)

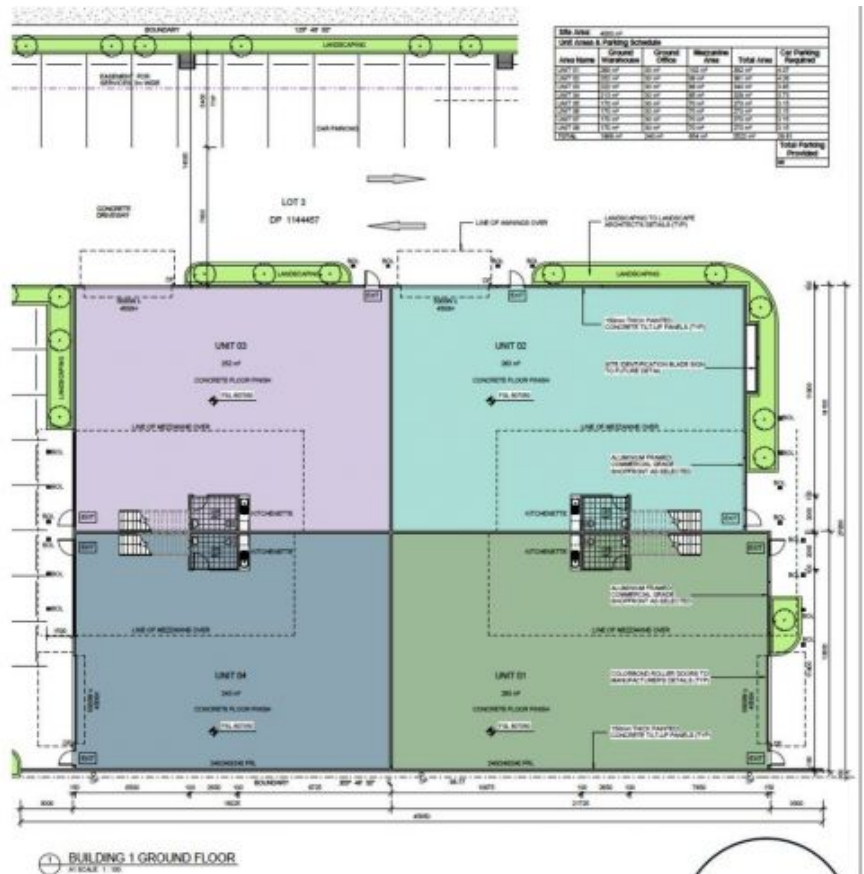
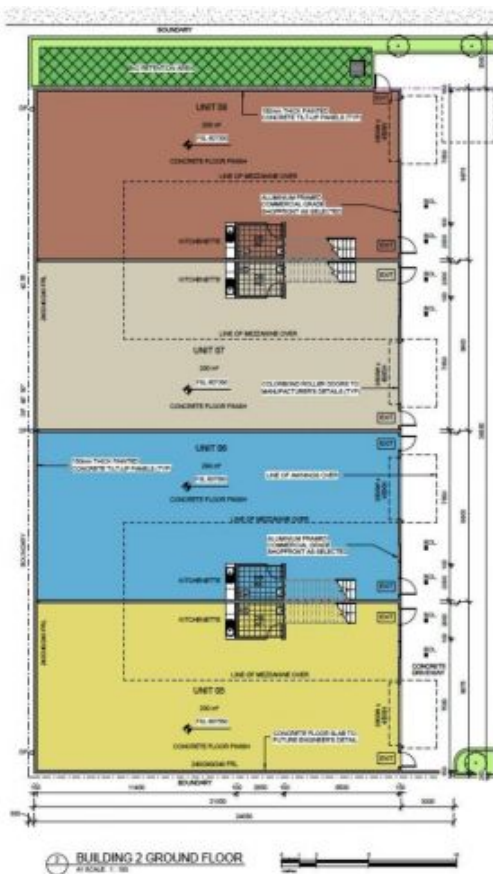
Type : Industrial
Land Size : 4000 sqm
View : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7405566>



Emma-Jane Carswell
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<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



Site Area - 4900 sq					
UNIT AREA & FLOOR SCHEDULE					
Area Name	Ground Warehouse	Ground Office	Warehouse Area	Total Area	Car Parking Required
UNIT 01	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 02	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 03	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 04	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 05	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 06	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 07	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 08	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 09	1000 sq	1000 sq	1000 sq	3000 sq	1000
UNIT 10	1000 sq	1000 sq	1000 sq	3000 sq	1000
TOTAL	10000 sq	10000 sq	10000 sq	30000 sq	10000