

# GUNNING



## Unit 4/44-48 O'Dea Avenue WATERLOO NSW

Style: Ultra Clean Warehouse/ Showroom Opportunity!

Area: 1,100 SQM

Rent: \$196,900 net p.a. + GST

Location: Located on the Northern side of O'Dea Avenue approximately 200 meters West of the O'Dea Ave & South Dowling St intersection, within close proximity to Sydney Airport, Port Botany, The Eastern Distributor and CBD.

Features Description: Clear Span high clearance ultra clean & modern warehouse of approx. 516 SQM offered together with approx. 255 SQM of Ground Floor. Servicing this area is an additional 329 SQM of 1st Floor Office Space, together with nine (9) car spaces offered inclusive of rental. Fully Air-conditioned with full amenities you would

**Building Size** : 1100 sqm

**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/waterloo/commercial/industrial/5730266>