



### 1/35 Pikkat Drive Braemar NSW

This Huge factory offers inclusions such as modern office spaces and amenities, bathroom & shower facilities and eat in kitchen.

Located just off the main Sydney to Melbourne freeway with:

- \*24 hour B double access
- \*Ample car spaces
- \* Huge additional hard stand area
- \* Zoned IN1
- \* High 9 metre clearance
- \* 200 amps per phase power
- \* Established crane rails for 70 tonnes

All within an easy 75 minutes to Sydney.

**Building Size** : 1540 sqm  
**Land Size** : 6242 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7222825>



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