



### 3/11 Pikkat Drive Mittagong NSW

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Facing the Old Hume Highway, this factory is located at the gateway to the Southern Highlands only 600m off the freeway with exposure that money can't buy.

- \*Great exposure to Southbound traffic
- \*High quality, new modern concrete construction
- \*184m<sup>2</sup> floor area with LED lighting, high bay and high roller doors
- \* Large windows for light and exposure
- \*Easily accessible with access to off street parking
- \*Strata units
- \*Own toilet and kitchenette
- \*Perimeter security fencing
- \*Fibre Optic Internet to development
- \*Showcase landscaping
- \*Flexible lease options - long term availability
- \*Located opposite Irelands Machinery

**Price** : \$3,000 pm  
**Building Size** : 184 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/ Mittagong/commercial/industrial/7596544>



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<https://www.carltonrealestate.com.au>

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