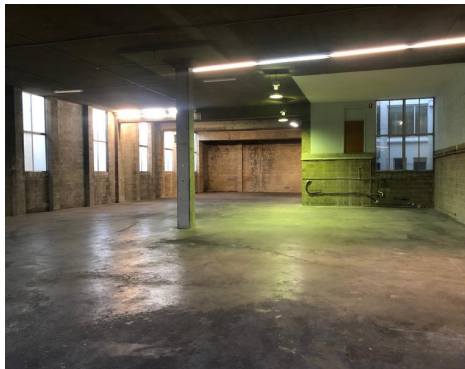
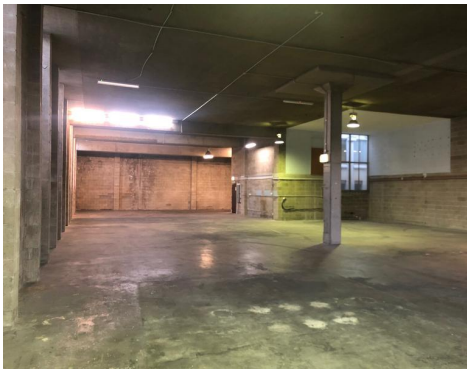
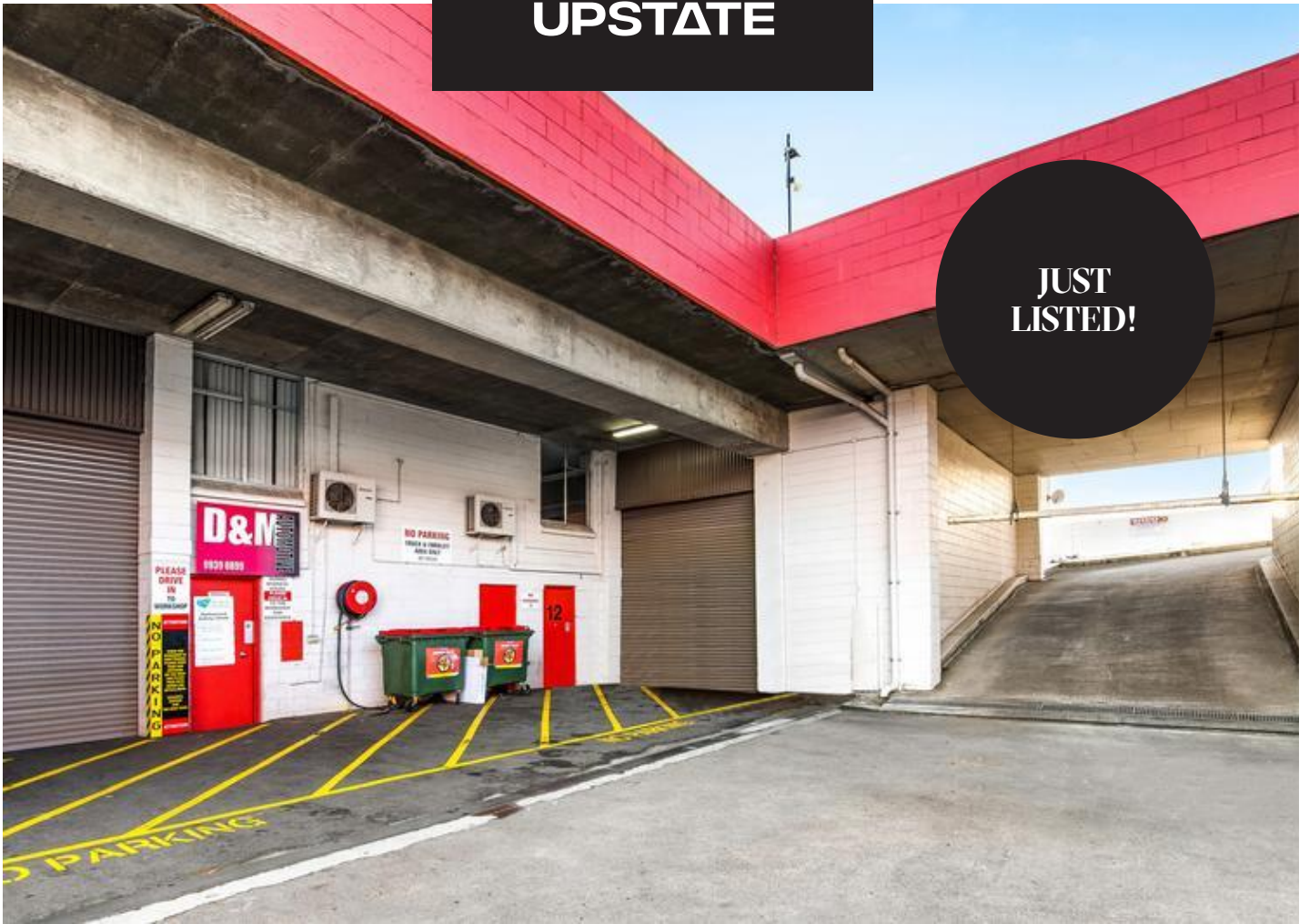


# UPSTATE

**JUST  
LISTED!**



## Brookvale 12/16-22 Cross Street

**Price: \$80,000 + GST GROSS**  
**Total Building area: 537sqm**

# LEASE

Total area 537sqm. Centrally Located Warehouse at an unbelievable rent.

This warehouse is suitable for many businesses needing bulky goods storage, production and or distribution. It boasts high clearance, 499sqm of factory floor space and parking for 8 vehicles. With ample parking, an office area where you can keep administration functions separate from the factory floor activities, 3 phase power, 5 metres high clear, and roller shutter entry, this factory is ready for your business.

- Total area 537sqm
- Warehouse area 499sqm
- Office area 38sqm
- 8 rooftop car spaces
- Excellent natural light
- 5m clearance
- 3 Phase power
- Male & Female amenities
- Kitchenette
- Shower facilities
- 1 Minute walk to Warringah Mall

Located on Sydney's Northern Beaches in Brookvale. Literally a 1 minute walk to the thriving Warringah Mall with all its amenities including banks, Australian post, the new B - Line Bus service and close to both Pittwater Rd and Warringah Road, providing easy access to the city and the rest of Sydney.

### Agents

**Paul Cunningham** 0413 161 661  
paul.c@upstate.com.au  
**Aleks Lukich** 0419 011 211  
Aleks.l@upstate.com.au

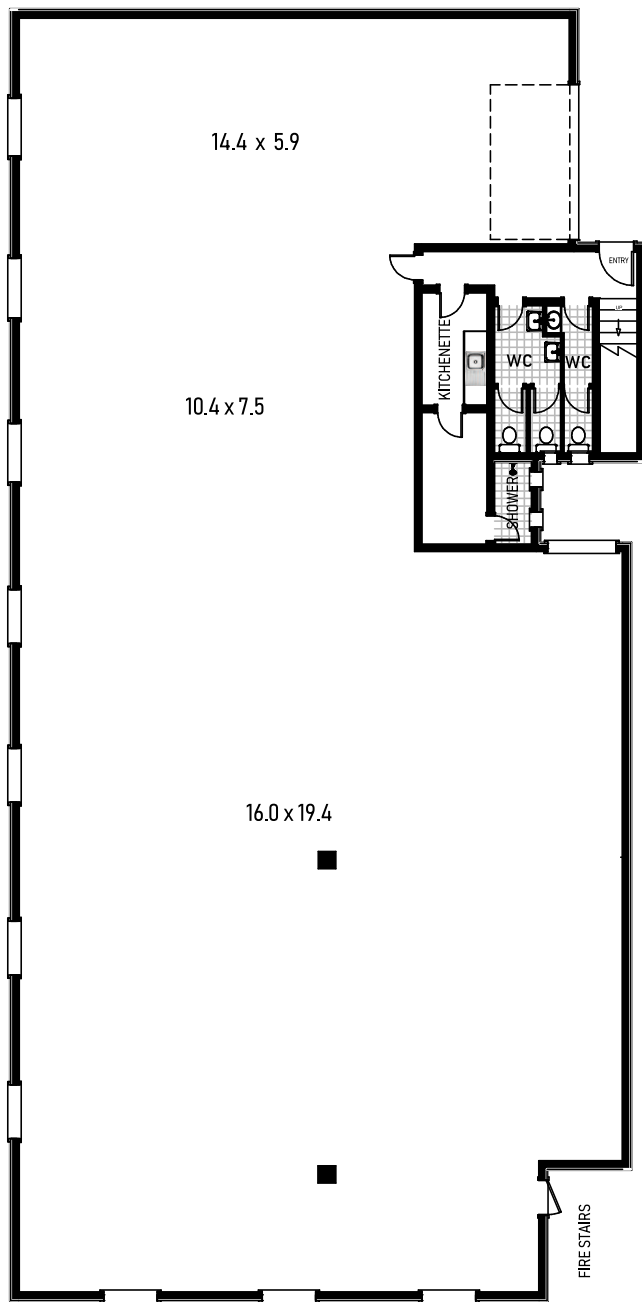
### Upstate Office

Tel 9939 6788  
hello@upstate.com.au

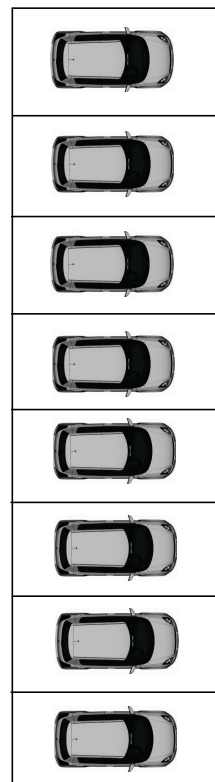
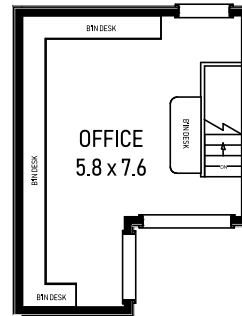
View videos, photos and more of this amazing property and to see all our listings visit  
**upstate.com.au**

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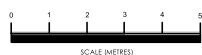
/ Commercial



Ground Floor



Roof top Parking  
5.4 x 20.6



**UPSTATE**

**12/16-22 Cross Street  
Brookvale**

**Factory floor space - 499 sqm  
Plus 8 x Parking spaces**

All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.