



For Lease

# 38 Bernera Road

38 Bernera Road, Prestons, NSW 2170

Industrial Available now







 8,169 sqm

## About

Building 2, 38 Bernera Road, Prestons is a high-quality, freestanding industrial facility located in South Western Sydney's premier industrial precinct. This drive-around site offers direct access to major road networks, providing excellent connectivity to greater Sydney.

Strategically positioned near the M5 and M7 motorways, this facility is perfectly situated to capitalise on the advantages of nearby infrastructure nodes. Seize this opportunity to elevate your business in a prime location.

## Amenities

-  ESFR sprinklered warehouse
-  Nearby café
-  Nearby childcare centre
-  On-site parking
-  Nearby parking
-  Nearby shopping precincts

## Sustainability

-  LED lighting

# Availability

	Lettable Area (sqm)	Availability
Building 2	8,169sqm	Available now