

## INDUSTRIAL VPT

144-156 McCreddie Street, Smithfield NSW, Australia



### Description

Carton manufacturing plant with internal clearance of 6-7.25m to the front and 8-12m to the rear. Relatively modern design with ancillary office space and extensive on grade car parking.

Located within an established industrial area with good access. Property is tightly held in the market and there is limited vacancy and development opportunities within the vicinity.

### Location

Located within Smithfield Industrial Area characterised by light industrial manufacturing facilities and distribution warehouses. Established industrial suburb situated 6km south of Parramatta CBD and 25km west of Sydney CBD.

### Key Information

<b>Acquisition</b>	1/8/2007	<b>Occupancy as at 31/03/2012</b>	100%
<b>Net Lettable Area</b>	Other: GBA - 20,190 sqm	<b>No. Of Tenants</b>	1
<b>Car Spaces</b>	On grade	<b>WALE as at 31/03/2012</b>	4.1 years

### Contact Details

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