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## POA

70 5

### Premium Industrial Facility in Secure Linbro Park

This expansive warehouse offers exceptional clearance height, abundant natural light, and a powerful 520-amp three-phase power supply—perfect for large-scale industrial operations. A versatile 1,659m<sup>2</sup> basement provides additional storage or parking space, while two large roller doors and a spacious paved yard ensure seamless logistics and truck maneuverability. With dual entrance gates, two backup generators, and a water tank system, this property is built for uninterrupted operations.

The meticulously maintained office facilities feature a welcoming reception, two boardrooms, open-plan offices, and private workspaces, along with kitchenettes on each level and a separate canteen area. Situated in the sought-after Linbro Park business

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	520

### Exterior

Security	Yes
Covered Parking Bays	20
Basement Parkings	50
Open Parking Bays	5

### Sizes

Floor Size	2,705m <sup>2</sup>
Land Size	4,000m <sup>2</sup>

