

Sale or Lease

5/18 Lexington Drive, Bella Vista

Industrial Corporate HQ Immediate to M7 Sydney Orbital & North West Metro



A better home for your company headquarters cannot be found providing a perfect location for staff, clients and visitors plus high-profile corporate presentation at a competitive price within Norwest.

- Prime position 500m from M7 Motorway & 500m from Bella Vista Rail.
- Office providing excellent natural light and upbeat work environment.
- High clearance warehouse with concrete roof and all-weather loading access.
- Additional 450m² hardstand for containers, storage or additional parking.
- Immediate neighbours include Woolworths, ResMed, BVH & more.

Flexible design of existing layout could suit occupiers seeking high clearance warehousing or high-tech space that can be adjusted to suit most industrial requirements.

Total Area	1759m ²
Rent	\$299,000 + O/G + GST
Sale Price	\$5,995,000 + GST
Property Type	Industrial/Warehouse
Parking Spaces	29



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Norwest Business Park

Norwest Blvd

Resmed HQ

Woolworths HQ

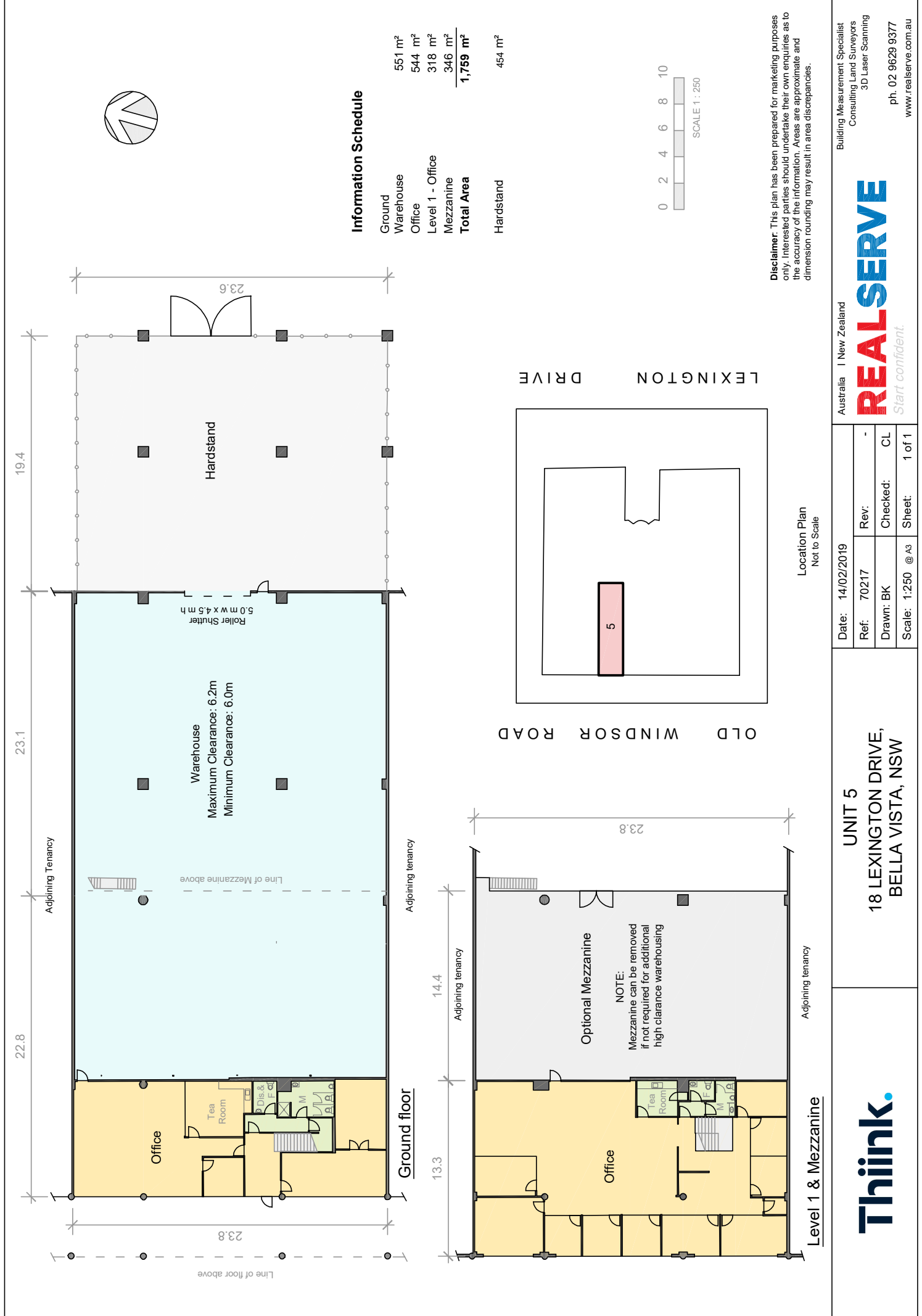
Old Windsor Road

M7 Entryway

Unit 5/18 Lexington Drive

Sydney Metro Rail





Information Schedule

Ground	551 m ²
Warehouse	544 m ²
Office	318 m ²
Level 1 - Office	346 m ²
Mezzanine	1,759 m ²
Total Area	454 m²

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

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Location Plan
Not to Scale

UNIT 5
18 LEXINGTON DRIVE,
BELLA VISTA, NSW

Level 1 & Mezzanine

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