

## Exceptional Industrial Opportunity

This is an excellent offering to the market. Look at starting your own business from this ideal factory unit. This is an opportunity to purchase your own industrial space in the growing township of Bargo. Stop renting and invest in your future now.

- Internal space of 102m<sup>2</sup>, including a large mezzanine loft.
- Includes kitchenette and also separate toilet.
- A number of car parks immediately situated at the front
- Location in the centre of town, ideal position.
- Close proximity to Highway access.

Bargo is situated in South West Sydney and is regarded as one of the highest growth areas in New South Wales. Within being located of 1 hour from the CBD Sydney and also being 40 minute drive from Wollongong it is considered an ideal location.



**Gerard Smith**