



## 15 Silverwater Road Auburn NSW

Positioned strategically on the Eastern side of Silverwater Road, this expansive 568m<sup>2</sup> warehouse spanning over two levels offers unrivalled access to key transport routes, including Parramatta Road, James Ruse Drive, and the Western Motorway M4.

### Key Features Include:

- \* Spacious factory/warehouse area boasting a versatile open-plan layout
- \* Two-bedroom residential unit located conveniently on the upper level
- \* Dedicated staff room/office space tailored to operational needs
- \* Modern bathroom facilities designed for practicality and comfort
- \* Internal kitchen area for seamless day-to-day operations

**Price** : Contact Agent  
**Building Size** : 568 sqm  
**View** : <https://www.strathfieldpartners.com.au/lease/nsw/parramatta/auburn/commercial/industrial/7976663>



**Fabrizio Pignataro**  
9704 0018



**Adam Eid**  
02 9763 2277



APPROX. AREA SIZE	
Internal area	568.0 sqm



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS

## 15 Silverwater Road, Auburn

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by [cnkplan@cnkplan.com.au](mailto:cnkplan@cnkplan.com.au) / [www.cnkplan.com.au](http://www.cnkplan.com.au)