








39/277-279 Annagrove Road, ROUSE HILL, NSW 2155

Brand New Warehouses + Mezzanine Office For Lease | B6 Enterprise Corridor

Located within the booming Rouse Hill Industrial Corridor, this premium collection of contemporary warehouse units offers an outstanding leasing opportunity in a tightly held and highly accessible industrial precinct.

Purpose-built for functionality, efficiency, and long-term durability, each unit features full-height concrete panel construction, metal deck roofing, and integrated mezzanine office space. Combining practical warehouse capabilities with modern office accommodation, these units are ideally suited to a wide range of industrial, trade, storage, logistics, and commercial businesses.

TYPE: For Lease

INTERNET ID: 39P0904

RENTAL DETAILS

Rent / Lease:

\$46,540 pa

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Property Highlights

Secure, modern industrial complex

Wide internal driveways designed for truck and heavy vehicle access

Container loading and unloading areas throughout the estate

Full-height concrete panel construction with metal deck roofing

Motorised roller shutter access to each unit

Clear-span warehouse layout for maximum usability and storage efficiency

Internal clearances reaching up to 7.5m in selected units

Mezzanine office areas included in every unit

Carpeted office suites creating a professional workspace

Ground floor staff amenities

Steel staircases with industrial-style balustrades

Quality fixtures and finishes throughout

Ample on-site parking for staff and visitors

Excellent Location & Connectivity

Conveniently positioned within Sydney's expanding North West growth corridor, the estate provides exceptional access to key arterial roads and major commercial centres.

Easy access to Annangrove Road and Windsor Road

Approximately 8 minutes to Rouse Hill Town Centre and Metro Station

Approximately 12 minutes to Norwest Business Park

Approximately 15 minutes to the M2 Motorway

Accessibility

Public bus services available along Annangrove Road

Convenient access for staff travelling from Kellyville, Box Hill, and surrounding Hills District suburbs

Excellent connectivity for transport, logistics, and trade-related businesses

A Rare Industrial Leasing Opportunity

Industrial space within the Hills District continues to experience exceptionally low vacancy rates, making opportunities like this increasingly difficult to secure. These modern warehouse units present the perfect solution for businesses seeking quality premises in a strategic and rapidly growing location.

For more information contact Ranbir Sangha on 0412002953

- Available on: 01/06/26
- Commercial Type:
- Building Area: 179.00 square metres





