



Unique opportunity to secure a freestanding building with a large yard area, ...

Industrial/Warehouse • Showrooms/Bulky Goods • Land/Development

100 Derby Street, Silverwater, NSW 2128

Floor Area: 1,022 m²

Land Area: 3446.00 m² (approx)

Property Description

- **Freestanding security fenced front yard.**
- **Dual Drive access for large trucks.**
- **High clearance warehousing.**

Freestanding office/warehouse building with a large concreted driveway for easy truck access via an entry and exit driveways providing drive around access. Warehouse is detached from the office area, has minimum 6.8 to maximum 7.7 metre internal clearance with access via 3 container sized roller shutter doors and a large power supply. Office area located at the front of the site is carpeted, air-conditioned and partitioned. Site is security fenced.

- * Office: 146 sqm (partitioned, carpeted and air-conditioned)
- * Warehouse: 876 sqm (3 x container sized roller shutter access)
- * Total: 1,022 sqm

Road based yard: 1,068 sqm
Concrete hardstand: 950 sqm

Leased

Leased: Mon 14-Dec-20

Additional Details

| | |
|---|---|
| Building Whole | Tenure Type Vacant Possession |
| Municipality City of Parramatta | Car Spaces 18 |
| Zoning IN1 General Industrial | Parking Comments Abundance of parking behind security fenced perimeter. |



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Industrial Property Services -
CONCORD

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