



## A-GRADE INDUSTRIAL OPPORTUNITY

Industrial/Warehouse

4/30-32 Lilian Fowler Place, Marrickville, NSW 2204

**Floor Area:** 446 m<sup>2</sup>

### Property Description

- **A-Grade Industrial**
- **Mezzanine office with air conditioning**
- **5 exclusive car spaces**

Located in the heart of Marrickville, this estate is strategically positioned between Saywell Street and Lilian Fowler Place whilst fronting Fitzroy Street. This location is regarded as a key industrial precinct whilst being located within 7km of the CBD, Sydney Airport and Port Botany.

This recently refurbished multi-unit estate of only 5 units offers high clearance, clear span warehousing, ample parking, container-height roller doors and wide truck accessible driveways.

- 446sqm\*
- Mezzanine office with air conditioning
- IN1 General Industrial Zoning
- 5 exclusive car spaces

Do not miss this opportunity. Please call the Exclusive Agents listed below for further information or to arrange your inspection.

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**Nick Zenonos**

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**CBRE - South Sydney**

Ground Floor 2B, 2-12 Lord Street,  
Botany NSW 2019

**Leased**

Leased: Mon 20-Nov-17

### Additional Details

**Building**

Whole

**Tenure Type**

Vacant Possession