

# Raine&Horne.<sup>®</sup> Commercial

PADSTOW  
4/60 Fairford Road

312 sqm

6 

312m<sup>2</sup>- HIGH CLEARANCE WAREHOUSE WITH OFFICE & SHOWROOM  
SECONDS FROM M5

\$78,000 PA NET + GST

Raine & Horne Commercial Bankstown is pleased to present this modern and highly functional warehouse and office facility, ideally positioned just moments from the M5 Motorway, offering excellent access to Sydney's major transport corridors.

The premises feature a high-clearance warehouse complemented by well-appointed office accommodation and ground floor showroom, suitable for a range of business


Property Highlights:

- Total building area: 312m<sup>2</sup>
- Warehouse area: 200m<sup>2</sup>
- Office area: 76m<sup>2</sup>

Property ID	L38909895
Property Type	Industrial/Warehouse
Building / Floor Area	312
Car Spaces	6

AGENT

Mark Ammoun

 0410 532 733

 m.ammoun@rhc.com.au

- Showroom / retail area: 36m<sup>2</sup>
- Internal clearance: Up to 7 metres
- Car parking: 6 registered on-site spaces
- Container access: Suitable for 20ft and 40ft containers
- Power supply: 3-phase power available
- Access: Via 1 x Electric container-height roller door
- Air conditioning: Fully air-conditioned office areas
- Amenities: Modern bathroom and kitchenette

Location – Padstow is a highly regarded industrial and commercial hub in Sydney's south-west, known for its strategic location, strong transport links, making it an ideal base for a wide range of users.

For more information or to arrange a site inspection please contact agent listed below:

Mark Ammoun

Raine & Horne Commercial Bankstown

0410 532 733

1300 00 21 20