

Raine&Horne.[®] Commercial

MARRICKVILLE
33 Carrington Road

366 sqm

Industrial Building
Prime Location | 387m² Site Area

Leased (Now Leased)

A perfect opportunity to owner occupy, purchase for investment, or secure a lease, this industrial building is fit for a range of manufacturing purposes and is positioned in the ever-popular Carrington Road industrial precinct of Marrickville.

Situated only moments from three railway stations in Tempe, Marrickville and Sydenham, including two of which are Metro stations, this building is in a prime position for access and high exposure with future potential. With 2.8m-4.7m high clearance throughout, loading dock with gantry crane structure, first-floor office and storage mezzanine, this a perfect site for any medium sized manufacturing business to occupy and thrive.

Key Features:

- > Future potential (STCA)
- > 366m² Industrial building suitable for manufacturing businesses

Property ID	L1190779
Property Type	Industrial/Warehouse
Building / Floor Area	366
Land Area	387.0 sqm

AGENT

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- > 2.8m – 4.7m clearance heights throughout
- > Loading dock with gantry crane structure
- > First-floor office with air-conditioning
- > 25m² of storage mezzanine space
- > 23m² of storage garage space accessible from street front
- > Front roller shutter door with 3.5m height clearance and separate pedestrian door access
- > A short walk from both Marrickville & Tempe train stations
- > High visibility from busy Carrington Road
 - All amounts, areas and distances are approximate