



**ST PETERS**  
41-45 Princes Highway

3200 sqm

## 3,200m<sup>2</sup> INDUSTRIAL BUILDING MAIN ROAD EXPOSURE AND 2 STREET FRONTAGES

### Contact Agent

Offering flexible lease terms and incentives, this is an opportunity for a business to secure prime position now in Sydney's coolest region, the Inner West.

- > 3,200sqm\* Two Level Building
- > Zoned part B6 Enterprise Corridor and Part B7 Business Park, flexible zonings that would allow for a wide range of uses
- > Excellent signage potential with a 28m Highway Frontage
- > Potential to suit a range of uses such as showroom, gymnasium, office/warehouse and more
- > Owners willing to conduct some significant building works
- > A location that is evolving and will benefit from key infrastructure upgrades and rezoning in

Property ID	L1195900
Property Type	Industrial/Warehouse
Building / Floor Area	3200
Land Area	1693.0 sqm

### AGENT

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surrounding areas

> Second Street frontage to Applebee Street

> 3 phase power

> Just 400 metres from St Peters train station, 1 minute from Sydney Park and the funky eateries of south King St, and 6kms from Sydney CBD.

> Within Sydney's coolest region, the Inner West, a strategic position with a choice of amenities at your doorstep.

Don't miss this opportunity to secure your business' place in this thriving region.

- All areas are approximate

Renovations will be commencing soon with the replacement of the roof.