



**STRATHFIELD SOUTH**  
7 Pilcher Street

407 sqm

6 

## A Solid Freestanding Industrial Building with Rear Lane Access on 417sqm Land


### Auctioned

- > Site: 417sqm approx.
- > Warehouse: 360sqm approx.
- > Mezzanine: 50sqm approx.
- > Vehicle access from both the front and rear lane
- > Container height roller door
- > Clear span, high clearance warehouse (up to 6.5 metres)
- > Three phase power
- > Secure parking for 3-4 cars at the front and double lock up garage at the rear

|                              |                      |
|------------------------------|----------------------|
| <b>Property ID</b>           | L1196636             |
| <b>Property Type</b>         | Industrial/Warehouse |
| <b>Building / Floor Area</b> | 407                  |
| <b>Car Spaces</b>            | 6                    |
| <b>Land Area</b>             | 417.0 sqm            |

### AGENT

**Sammy D'Arrigo**

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- > Bathroom amenities and storeroom on the ground floor
- > Zoned E4 General Industrial
- > Previously leased at \$102,600 Per Annum
- > Offers valuable connectivity, easily accessible from all regions of the Sydney Metropolitan area via main arterial roads
- > Must be sold!

\*All amounts, areas and distances are approximate

Auction Details:

For Sale by Auction on Tuesday, 9th July 2024

In Rooms & Online, 50 Margaret Street, Sydney NSW 2000