

Raine&Horne. Commercial

MARRICKVILLE
10/76B Edinburgh Road

104 sqm

1 

104m2 Industrial Warehouse & Office Invest or Occupy

Sold

Modern, affordable, and positioned within one of Marrickville’s most tightly held industrial complexes, Unit 10/76b Edinburgh Road is being offered to the market for the first time since the complex’s completion.

Well-presented and available with vacant possession, this property is perfectly suited to both owner-occupiers and investors seeking a quality Inner West premises within walking distance to all the amenities, transport options and recreational facilities Marrickville is so well known for.

Key features include:

- > 71sqm* of ground floor warehousing with 33sqm* mezzanine office
- > Light-filled, carpeted and air-conditioned office
- > 1 under cover car space on title

Property ID	L1198211
Property Type	Industrial/Warehouse
Building / Floor Area	104
Car Spaces	1

AGENT

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- > 5-metre-high roller shutter access with on-site loading available for up to 20-foot containers
- > Maximum internal warehouse clearance of 6.5 metres
- > Comes equipped with 3 phase power and an independent security system
- > Enjoys a private internal bathroom and kitchenette
- > Directly opposite the Marrickville Metro shopping centre and within walking distance to Sydenham station, Sydenham Metro Line and a range of popular lifestyle amenities

*All amounts, areas and distances are approximate