



ROCKDALE
17 Bermill Street

2200 sqm

FREESTANDING INDUSTRIAL FACTORY & OFFICE ON 3,137m² of LAND

For Sale

Raine & Horne Commercial are pleased to present this unique opportunity, 17 Bermill Street Rockdale to the market for sale.

An extremely rare freestanding industrial site within one of South Sydney's most dynamic industrial locations. The property features 3,137sqm* of land, one large factory with a separate 2 storey office block and storage sheds at the rear. Offering great accessibility for trucks combined with plenty of parking in a sizable yard this strategically positioned freestanding asset would suit a wide range of uses. Land parcels this size and in this sought-after location are few and far between and getting harder to find every day.

- > 3,137sqm* of land
- > 2,200sqm* building area
- > Two storey office block & high clearance factory

Property ID	L18198733
Property Type	Industrial/Warehouse
Building / Floor Area	2200
Land Area	3137.0 sqm

AGENT

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- > Ample on-site designated parking spaces
- > Flexible lease profile, offering strong future rental uplift
- > Zoned IN2 Light Industrial – suitable for a wide range of uses
- > Holding Income \$256,000* Plus GST (approx.) on semi expired leases

*All figures are approximate

For further information on this listing, to arrange an inspection, or for assistance with any of your property requirements please contact the selling agents.