

# Raine&Horne. Commercial

MARRICKVILLE  
1/168-180 Victoria Road

199 sqm

2 

High Clearance Industrial Unit with Street Frontage  
First-Floor Office Space  
199m<sup>2</sup>  
2 x Car ...

\$77,000 Per Annum + GST + Outgoings


High clearance industrial unit with street frontage to Victoria Road and first-floor office space in prime Marrickville location, adjacent to Toga's newly completed Wicks Park development:

- > Modern industrial unit at front of complex
- > Street frontage to busy Victoria Road, Marrickville
- > High exposure for your business
- > 147sqm ground-floor warehouse + 52sqm first-floor office
- > High clearance warehousing
- > 2 x Car Spaces

Property ID	L22826514
Property Type	Industrial/Warehouse
Building / Floor Area	199
Car Spaces	2

## AGENT

Nicholas Smith

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- > Air-conditioned office
- > Mixed Use Zoning
- > Prime location in the heart of Marrickville's industrial precinct
- > Close to Marrickville Metro, Sydenham train and metro station and bus stops
- > Easy access to M8 Westconnex Interchange and main traffic routes

\*All areas, amounts & distances are approximate