



**MARRICKVILLE**  
55 Railway Parade

1147 sqm

2 

## 1,147m<sup>2</sup> Building with a Mix of Industrial, Creative & Office Areas

### Contact Agent

Secure your businesses place in this exciting Inner West Industrial precinct, with immediate access and exposure to Sydenham Train & Metro Station.


This building suits a range of business types and sizes. If your business would benefit from having presence in prime position contact us today to arrange an inspection.

- > A mixture of both Industrial and creative areas across two levels
- > Roller shutter access via the rear lane
- > 3 phase power and air-conditioning throughout
- > Appealing light filled office and creative areas
- > On site and street parking

<b>Property ID</b>	L25531547
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	1147
<b>Car Spaces</b>	2

### AGENT

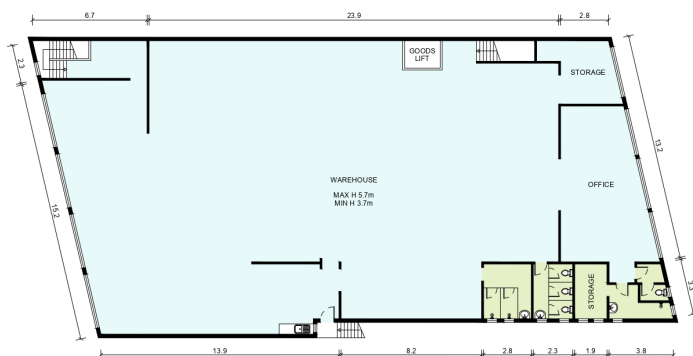
**Dane Henrich**

 0414 440 221

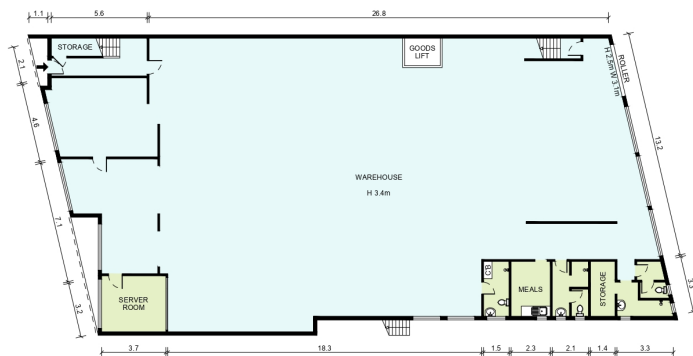
 dane.henrich@rhcss.com.au

> Direct signage visibility to Sydenham Train & Metro Station

- All areas are approximate



FIRST FLOOR



GROUND FLOOR

Information Schedule

<b>GROUND FLOOR</b>	
Warehouse	517 m <sup>2</sup>
Amenities	53 m <sup>2</sup>
<b>FIRST FLOOR</b>	
Warehouse	540 m <sup>2</sup>
Amenities	37 m <sup>2</sup>
<b>Total Area</b>	<b>1147 m<sup>2</sup></b>



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

Plan Prepared For:

Industrie  
Property Company Pty Ltd

MARKETING DRAWING  
55 Railway Parade  
MARRICKVILLE, NSW 2204

Date: 22/02/2023

Rev: 1

Scale: 1:200 at A3



Empire Plans  
Maroubra Beach, NSW  
E: jordan@empireplans.com.au  
W: www.empireplans.com.au  
M: 0402 844 843