



**MARRICKVILLE**  
57 Railway Parade

495 sqm

3

## 495m<sup>2</sup> Industrial Building in Prime Position

[Contact Agent](#)

A rare opportunity to secure your business's place in this exciting Inner West Industrial precinct, in arguably Marrickville's best Industrial street, 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.

- > Ground floor warehousing with first floor offices
- > Multiple roller shutters accessing the warehouse areas
- > 3 phase power and air-conditioning
- > Appealing light filled office and creative areas
- > Excellent vehicle access and street parking

<b>Property ID</b>	L25531906
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	495
<b>Car Spaces</b>	3

## AGENT

**Dane Henrich**

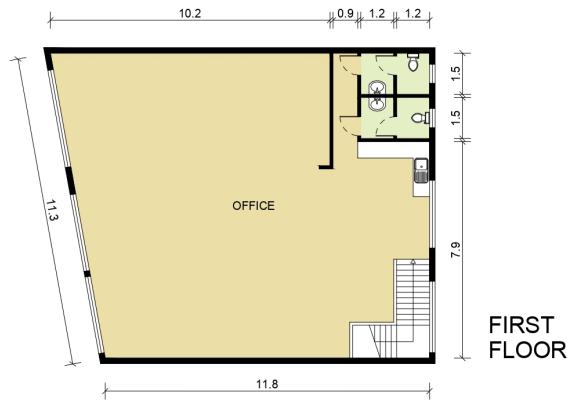
0414 440 221

dane.henrich@rhcss.com.au

> Direct signage visibility to Sydenham Train & Metro Station

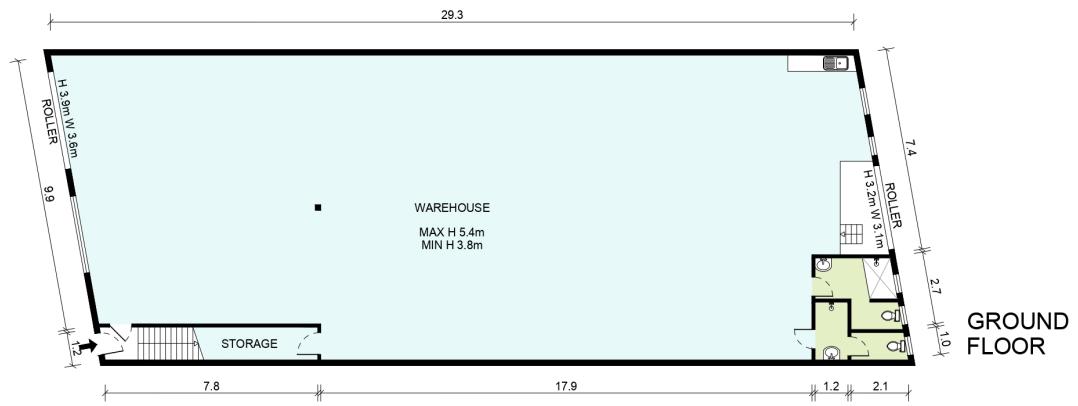
Join other dynamic and innovative businesses in this suburb that offers appealing amenity and accessibility that you will not find anywhere else. We look forward to assisting with your enquiry.

- All areas are approximate



Information Schedule

<b>GROUND FLOOR</b>	
Warehouse	328 m <sup>2</sup>
Amenities	14 m <sup>2</sup>
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<b>FIRST FLOOR</b>	
Office	143 m <sup>2</sup>
Amenities	10 m <sup>2</sup>
<b>Total Area</b>	<b>495 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  
57 Railway Parade  
MARRICKVILLE, NSW 2204

Date: 22/02/2023
Rev: 1
Scale: 1:125 at A3

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