



MARRICKVILLE
13 Barclay Street

1641 sqm

One of a Kind!
1,641m² Building
High Clearance Warehouse, Container Access

Sold

Warehouses that offer the clearance and access available here are near impossible to find in Marrickville. This unique combination of features makes it not only an ideal warehouse but also lends itself to being easily adapted for a wide range of uses.

Here you can operate to your maximum potential in a wide cul-de-sac just a short walk to Sydenham Train Station and upcoming Metro Railway. If your business would benefit from having presence in prime position contact us today to arrange an inspection.

Here's a summary of what's on offer:

- > High clearance warehouse
- > Wide container height roller door
- > 3 phase power

Property ID	L26357954
Property Type	Industrial/Warehouse
Building / Floor Area	1641
Land Area	1682.0 sqm

AGENT

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- > Easily adapted to suit a wide range of uses
- > Ample on-site parking, most of which is undercover and secure
- > Approximately 600 metres to Sydenham Train Station and the upcoming Metro Railway
- > 15 minutes drive to Sydney Airport and Port Botany
- > Popular neighbours including a choice of breweries, caf  s, theatres and more
- > A central, appealing and strategic position with all the amenities the Inner West is famous for, right at your doorstep

Marrickville is now the place to be, in the midst of its revitalisation, it is a suburb known for its cool amenities and convenient accessibility just 7 kilometres* from Sydney's CBD.

Opportunities to acquire a property like this are increasingly rare, buyers don't miss out on this once in a lifetime opportunity to position yourself for success.

*All amounts, areas and distances are approximate

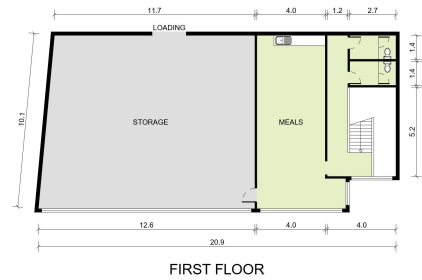


Information Schedule

GROUND FLOOR	
Warehouse	1225 m ²
Amenities	26 m ²
Lockable Warehouse	177 m ²

FIRST FLOOR	
Storage	131 m ²
Amenities	82 m ²

Total Area	
	1641 m ²



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
13 Barclay Street
MARRICKVILLE, NSW 2204

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