

# Raine&Horne. Commercial

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MARRICKVILLE  
76A Edinburgh Road

2690 sqm

40 

A Landmark Investment in Sydney's Thriving Inner West  
'76 The Borough'  
76A Edinburgh Road Ma...

Expressions of Interest Close 30th April 2025

Raine & Horne Commercial Inner West/South Sydney & Stanton Hillier Group as joint exclusive selling agents are pleased to present for sale a landmark hi-tech business hub in Sydney's dynamic Inner West "76 The Borough".

Designed by Bennett Murada Architects and built by Trescon, this five-level freestanding development presents a rare investment opportunity, offering strong rental income potential within a high-growth precinct. Designed to accommodate the evolving demands of modern businesses, this premium property combines cutting-edge functionality with striking industrial aesthetics.


Key Features & Amenities:

- Architectural Excellence – Polished concrete floors, expansive ceiling heights, exposed industrial-style finishes, and generous landscaped grounds, creating an inspiring work environment.

Property ID	L27149243
Property Type	Industrial/Warehouse
Building / Floor Area	2690
Car Spaces	40
Land Area	2033.0 sqm

## AGENT

Sammy D'Arrigo

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- Sustainability & Efficiency – 5.5-star NABERS rating, rooftop solar panels, and EV charging stations, reinforcing environmental responsibility and cost efficiency.
- Premium Business Amenities – Two high-speed passenger lifts, an on-site café, secure basement parking (36 spaces), and state-of-the-art end-of-trip facilities, including bike racks, showers, and lockers.
- Superior Workplace Experience – Abundant natural light, expansive top-floor terraces, and outdoor green spaces, promoting collaboration and well-being.

For further information regarding the property, to arrange an inspection or to request further due diligence material, please do not hesitate to contact the exclusive selling agents Sammy D'Arrigo 0414 461 693 or Nicholas Smith on 0407 787 288 or Eugene Eugenikos 0427 778 899 or Darren Benson 0403 722 104

\*All amounts, areas and distances are approximate