

MATRAVILLE 7/133-137 Beauchamp Road

401 sqm

4 

Matraville's Best Industrial Unit
Price Reduced
High Clearance with Fantastic Truck Access

For Sale

Situated in a coveted and tightly held industrial estate Unit 7, 133-137 Beauchamp Road, Matraville offers unparalleled convenience and functionality. Featuring superior vehicle access, high clearance, clear span and dual roller doors for enhanced operational efficiency.

Located on the junction of Denison Street and Beauchamp Road in immediate proximity to Port Botany, Westfields Eastgardens, Sydney Airport and major link roads such as Foreshore Drive, Southern Cross Drive, the Eastern Distributor and more, this opportunity is not to be missed.


Key Features:

- > 8-metre high clearance warehouse of 317sqm
- > First-floor mezzanine office of 84sqm

Property ID	L28917644
Property Type	Industrial/Warehouse
Building / Floor Area	401
Car Spaces	4

AGENT

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- > Additional 40sqm mezzanine space
- > Total building area including mezzanines 441sqm
- > Potential to add a single or double mezzanine throughout the warehouse potentially doubling the useable floorspace
- > Clearspan, open-plan warehouse
- > Dual roller doors and 4 car spaces
- > Three-phase power
- > Corner positioning enabling wide vehicle access for convenient loading and unloading
- > E4 General Industrial zoning
- > Lease in place until June 2026

Offered For Sale as a going concern, at a current rental of \$163,600 p.a. plus GST GROSS.

*All amounts, areas and distances are approximate