



### **1/76b Edinburgh Road Marrickville NSW**

A quality industrial unit offering functional warehousing with modern office accommodation. Benefits include: wide driveways, shaded dedicated parking, and easy access through the estate.

Property facts;

- \* 7m internal warehouse clearance
- \* 3.5m wide motorised roller shutter door
- \* Awning over roller shutters providing all weather loading
- \* Quality Mezzanine Office with floor to ceiling glass facade
- \* Individual bathroom with provision for shower
- \* kitchenette facilities
- \* Undercover car-parking
- \* Intercom access entry door
- \* Security cameras to all units
- \* High speed internet connection
- \* 3 phase power supply

**Building Size** : 290 sqm

**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665599>