



### 53/76b 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.

**Building Size** : 199 sqm

**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665618>

#### Property facts;

- \* 7m internal warehouse clearance
- \* 3.5m wide motorised roller shutter door
- \* Awning over roller door providing all weather loading
- \* Quality Mezzanine Office with floor to ceiling glass facade
- \* Inviting stair and entry lobby area
- \* Individual bathroom and kitchenette facilities
- \* Sun screened allocated car-parking
- \* Intercom access entry door
- \* Security cameras to all units
- \* High speed internet connection
- \* 3 phase power supply