



8/76B 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.

Unit 8
Warehouse: 70sqm
Office: 25sqm

- * 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
- * Security cameras to all units

Building Size : 95 sqm
View : <https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/industrial/5665690>

PRECINCT 3

UNIT 11 + 29
 W/house: 29 sqm
 Mezzanine: 17 sqm
 Total: 46 sqm
 Parking: 1

UNITS 12-28 + 47
 W/house: 47 sqm
 Mezzanine: 16 sqm
 Total: 63 sqm
 Parking: 1

UNITS 31-46
 W/house: 97 sqm
 Mezzanine: 41 sqm
 Total: 138 sqm

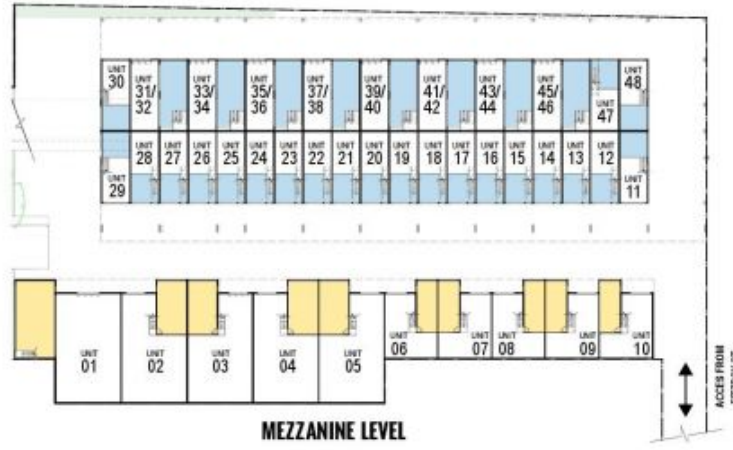
UNITS 30 + 48
 W/house: 29 sqm
 Mezzanine: 17 sqm
 Total: 46 sqm

PRECINCT 4

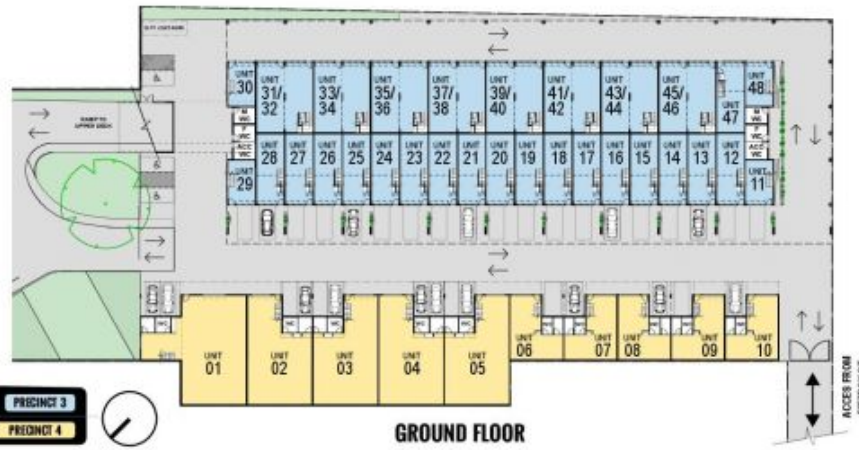
UNIT 1
 W/house: 217 sqm
 Mezzanine: 69 sqm
 Total: 286 sqm
 Parking: 2

UNITS 2-5
 W/house: 157 sqm
 Mezzanine: 38 sqm
 Total: 195 sqm
 Parking: 2

UNITS 6-10
 W/house: 70 sqm
 Mezzanine: 25 sqm
 Total: 95 sqm
 Parking: 1



MEZZANINE LEVEL



GROUND FLOOR

PRECINCT 4

