



### 18/76b Edinburgh Road Marrickville NSW

Unit 18  
Warehouse: 47sqm  
Mezzanine Office: 16sqm

**Building Size** : 63 sqm  
**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665704>

Combine your workspace, office and storage needs into a modern and functional work-cell. A business premise offering a unique working lifestyle.

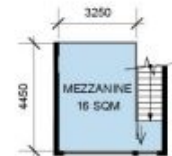
- \* 6m internal warehouse clearance
- \* Wide motorised roller doors
- \* Awning over roller door providing all weather loading
- \* Quality Mezzanine Office with floor to ceiling glass facade
- \* Carpeted and Air-conditioned office
- \* Private kitchenette
- \* Security cameras to all units
- \* High speed internet connection
- \* 3 Phase power

**UNITS 12-28**

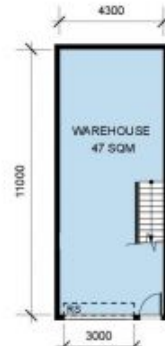
W/house: 47 sqm  
Mezzanine: 16 sqm  
Total: 63 sqm  
Parking: 1

**UNIT 47**

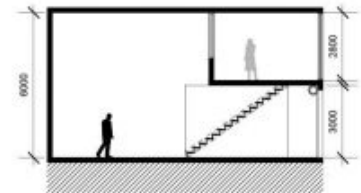
W/house: 47 sqm  
Mezzanine: 16 sqm  
Total: 63 sqm



MEZZANINE LEVEL



GROUND FLOOR



**PRECINCT 3**

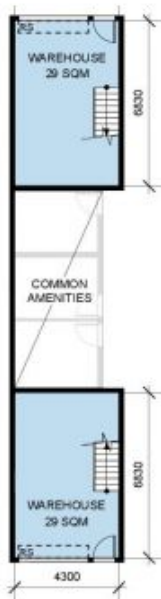
UNITS 12-28 + 47

**UNIT 11 + 29**

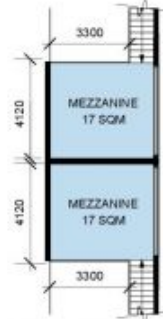
W/house: 29 sqm  
Mezzanine: 17 sqm  
Total: 46 sqm  
Parking: 1

**UNITS 30 + 48**

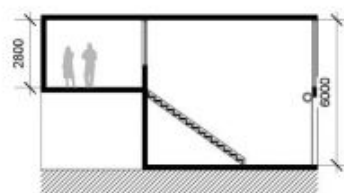
W/house: 29 sqm  
Mezzanine: 17 sqm  
Total: 46 sqm



GROUND FLOOR



MEZZANINE LEVEL



**PRECINCT 3**

UNITS 11, 29, 30, 48

**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**

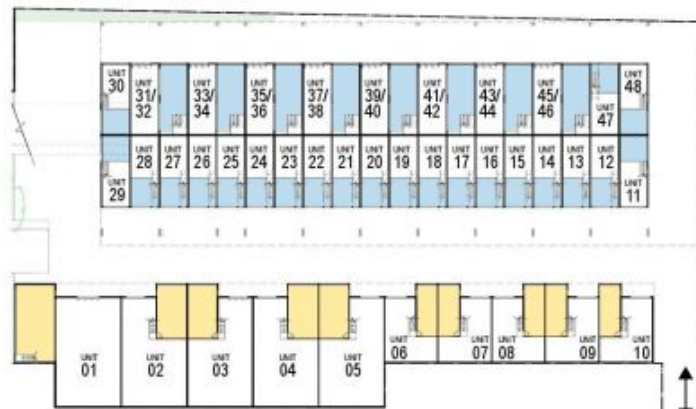
W/house: 217 sqm  
Mezzanine: 69 sqm  
Total: 286 sqm  
Parking: 2

**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**

