



### 546-548 Gardeners Road Mascot NSW

Available JANUARY 2022

Gardeners Distribution Centre is a quality industrial facility located in Alexandria, approximately 6 kilometres from Sydney's CBD and 3 kilometres from Sydney Airport. The estate is an ideal location for airport related users and parcel service operators.

~ 10,922 sqm warehouse with maximum clearance height of 11.6m

~ 3,368 sqm office spanning over two floors with mezzanine, workshop space and training rooms

~ ESFR sprinklers

~ Multiple roller shutter doors

~ Gardeners Road location offers excellent corporate exposure

~ Close proximity to the St Peters interchange and Campbell Road extension, key pieces of the WestConnex road network upgrade

**Price** : \$215/sqm Net (exGST)

**Building Size** : 14290 sqm

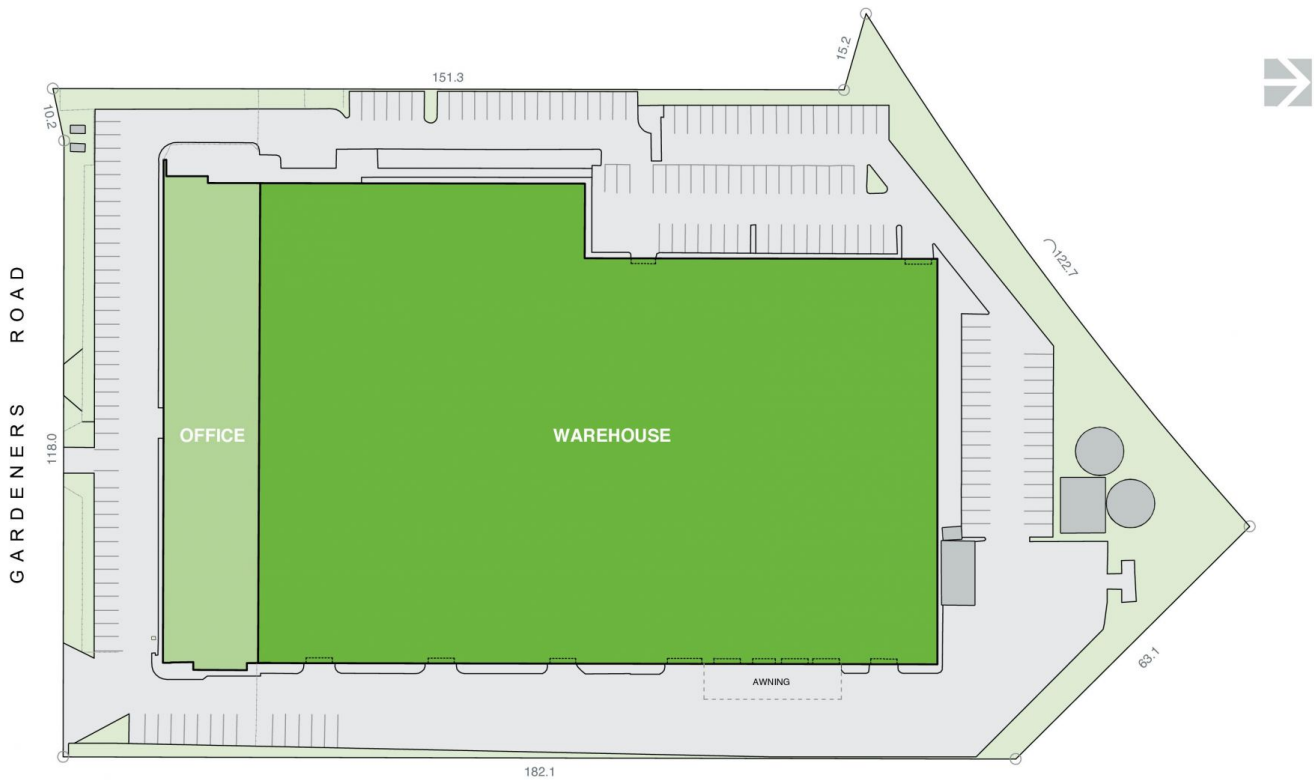
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/mascot/commercial/industrial/5665724>

AREA SCHEDULE	SQM
Ground floor	
Warehouse	8,571.7
Office	3,961.5
First floor	
Mezzanine	264.5
Office	1,756.0
Total area	14,553.7



SITE PLAN

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