



## 2/476 Gardeners Road Alexandria NSW

Unit 2  
Warehouse: 620sqm  
Office: 309sqm  
Other: 309sqm

Unit 2 is a rare, freestanding warehouse & office/showroom unit in a complex of 10, located close to the airport, Mascot and Green Square stations. The warehouse is clear span and features internal clearance up to 9m with access via a single, container height roller door. The unit also features a substantial mezzanine that is accessed via a lift. The mezzanine can be retained or removed, depending on the tenant's requirement. There are 13 parking bays associated with the property.

**Price** : \$250/sqm Net (exGST)  
**Building Size** : 1238 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/5665746>