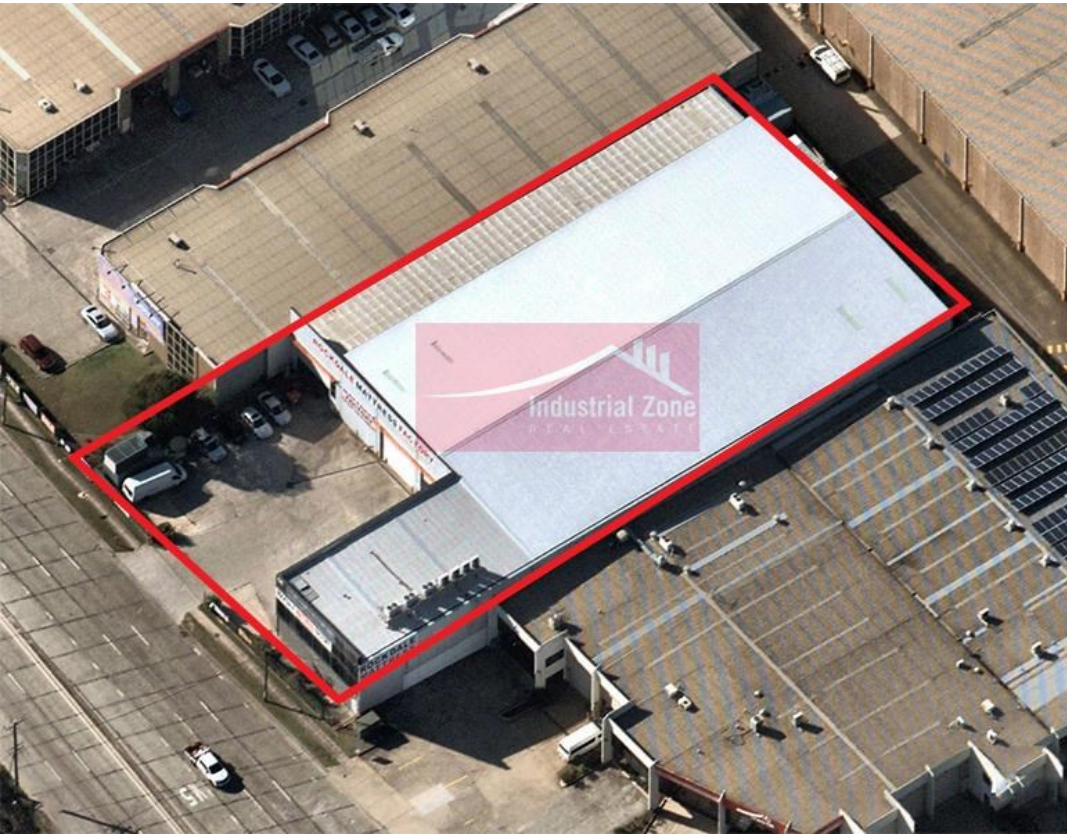


# For Sale/Lease

56 Fairford Road PADSTOW



## DOUBLE EXPOSURE!

### Description

- \* Excellent main road exposure to passing traffic
- \* Showroom area is tiled with ducted air conditioning
- \* Warehouse has 2 container access roller shutters
- \* 9.2 to 10.3 metres of internal clearance plus
- \* 1x5 tonne gantry crane. Heavy duty concrete floor (32 mpa)
- \* Centrally located in well-established area
- \* The owner will consider sale & lease back for 6 months

Available areas:

Warehouse: 2145m<sup>2</sup>

Office: 600m<sup>2</sup>

Showroom: 170m<sup>2</sup>

Total: 2,915m<sup>2</sup> Approx.

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.



**Warehouse Area**  
2,145m<sup>2</sup>



**Office Area**  
170m<sup>2</sup>



**Showroom Area**  
600m<sup>2</sup>



**Frontage**  
42 Metres



**Gantry Crane**  
1x5 tonne



**Roller Door**  
2 container access roller shutters



**Internal Height**  
9.2-10.3 metres



**Location**  
Minutes from the M5 motorway

<b>Building Area sqm:</b>	Office	600
	Showroom	170
	Warehouse	2,145
	Total Area	2,915

**Land Area sqm:** 3,450

**Asking Price:** \$8,000,000

**Asking Rent:** \$350,000 Pa Net + GST

**Zoning:** IN1 General Industrial

**Council:** Canterbury-Bankstown



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**Site Area**

3,450m<sup>2</sup>

