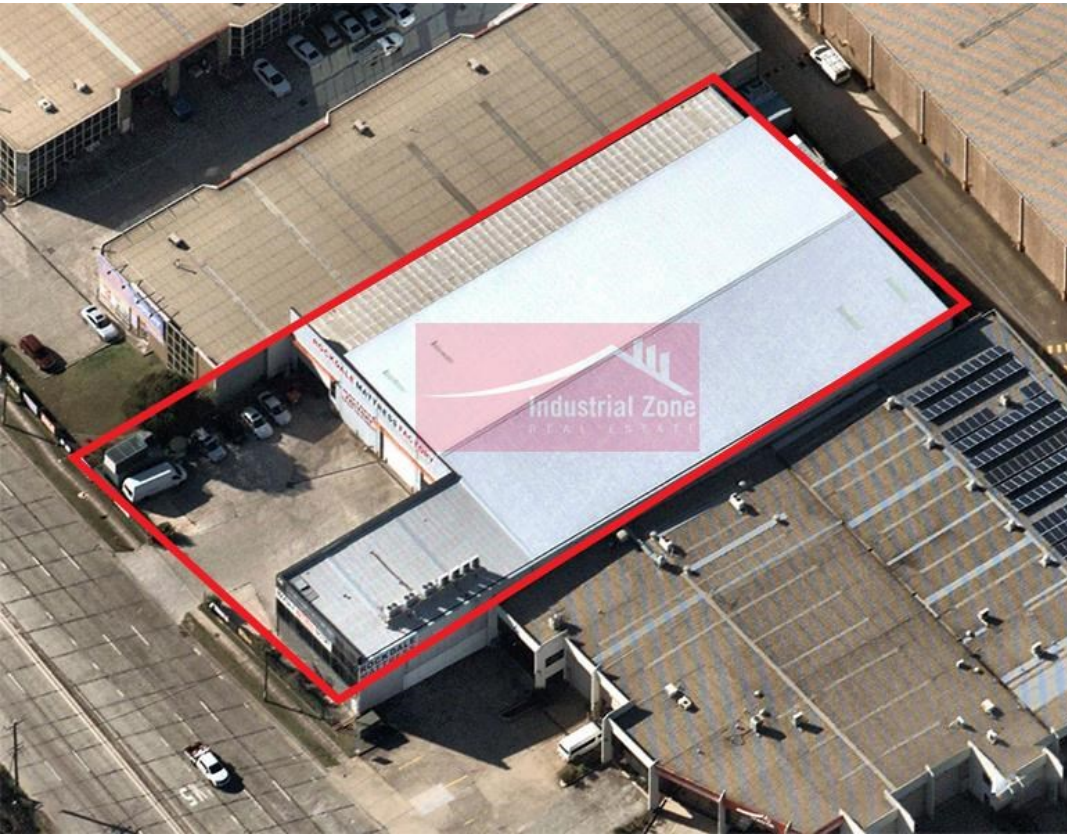


For Sale/Lease

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: 2145m²

Office: 600m²

Showroom: 170m²

Total: 2,915m² Approx.

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.



Warehouse Area
2,145m²



Office Area
170m²



Showroom Area
600m²



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

Building Area sqm:	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

3,450m²

