



**19/76b Edinburgh Road Marrickville NSW**

Newly built and ready for occupation late May 2018.

Unit 19

Warehouse: 47sqm

Mezzanine Office: 16sqm

**Building Size** : 63 sqm

**View**

: <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665692>

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.

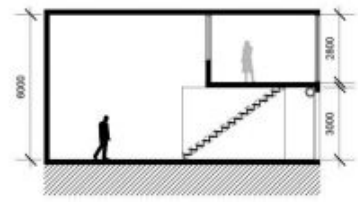
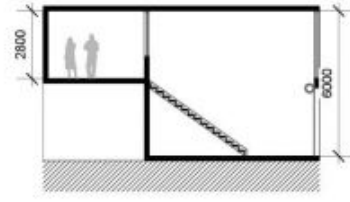
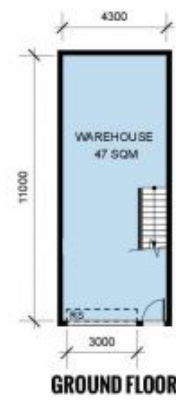
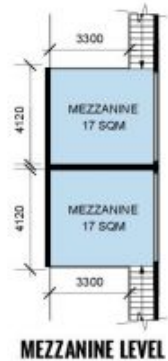
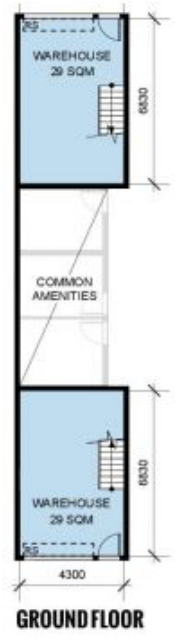
\* Security cameras & alarm to all units.

**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

**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

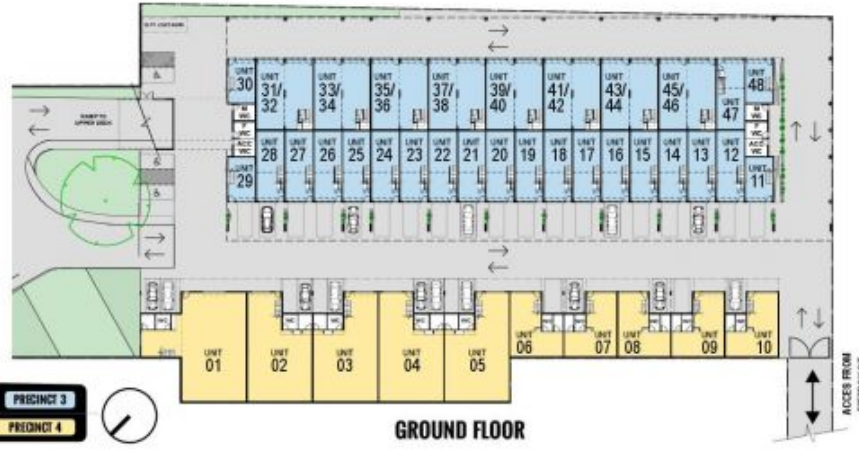
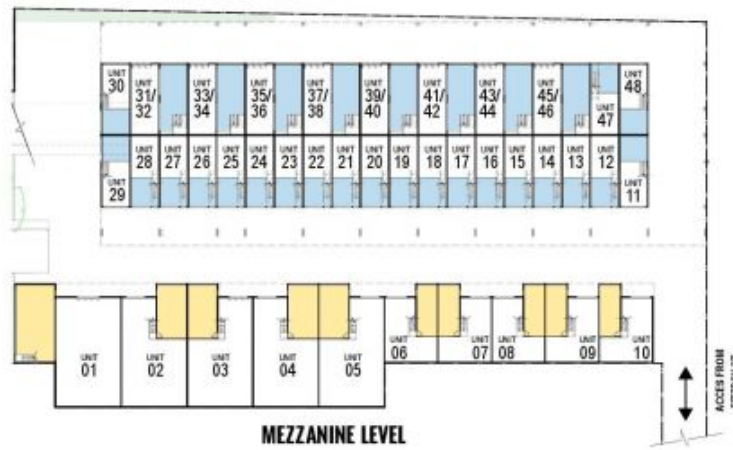


**PRECINCT 3**

UNITS 11, 29, 30, 48

**PRECINCT 3**

UNITS 12-28 + 47



**PRECINCT 4**

**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