



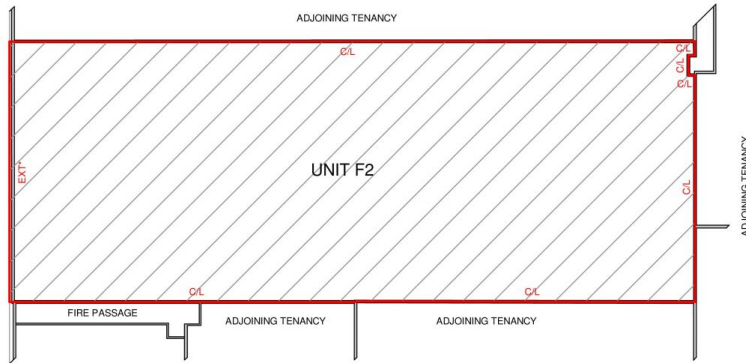
### F2/35-39 Bourke Road Alexandria NSW

Available November 2024

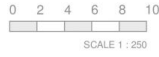
- ~ High clearance clear span warehouse approx 951sqm.
- ~ ESFR sprinkler system.
- ~ Close proximity to Sydney Airport and Port Botany.
- ~ Access via several large driveways with three entry/exit points to the estate via Maddox St and two entry/exit points via Huntley Street.
- ~ Landscaped estate.
- ~ Well connected to public transport.
- ~ Estimated Outgoings \$100,806 p.a. + GST.

**Price** : POA  
**Building Size** : 951 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/5800039>

**LETTABLE AREA PLAN FOR UNIT F2, ALEXANDRIA INDUSTRIAL ESTATE, ALEXANDRIA, NSW**



EXT\* - EXTERNAL FACE SHEETING  
C/L - CENTRELINE WALL



**SCHEDULE OF AREAS**

UNIT F2	
WAREHOUSE	951.1m <sup>2</sup>
<b>TOTAL AREA</b>	<b>951.1m<sup>2</sup></b>
LETTABLE AREA	

**METHOD OF MEASUREMENT**

AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 02/12/2015)

**GUIDELINES USED**  
GROSS LETTABLE AREA

PLAN PREPARED FOR:

**GOODMAN**

**LETTABLE AREA PLAN**  
UNIT F2, ALEXANDRIA INDUSTRIAL  
ESTATE, ALEXANDRIA, NSW

DATE: 02/12/2015

REF: 58174

REV: -

DRAWN: JW

CHECKED: RB

SCALE: 1:250 @ A3

SHEET: 3 of 3

sdney canberra melbourne brisbane adelaide perth

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**UNIT F2 PLAN – INDICATIVE**

**AREA SCHEDULE SQM**

<b>Unit F2</b>	
Warehouse	951.1
<b>Total area</b>	<b>951.1</b>

