



**122 Wentworth Avenue, Pagewood NSW 2035**

## Ideally Located Workshop/Warehouse with Hardstand Yard

Enjoying close proximity to major arterial roads, this freestanding warehouse with adjoining yard is ideally placed in Sydney's Eastern Suburbs. Reap the benefits of a prominent street frontage, ample parking and a mezzanine level at the back. A versatile space with easy access, it presents an exciting opportunity for an occupier or investor.

- 629.3sqm total plus multiple car parks
- 274.4sqm internal + 354.9sqm yard area
- IN2 Zoning, 15.24 frontage to Wentworth Avenue
- 4.5m(w) x 4.2m(h) roller door access to warehouse
- Well lit and spacious, 37.6sqm mezzanine
- Gate access to partly fenced/walled yard

Industrial  
FOR SALE

274sqm

**Ray White**

**Alex Santelli**

0403104146

a.santelli@nwccs.com