



**36 B Fitzroy Street, Marrickville NSW 2204**

## Warehouse and office

Ray White Commercial Inner West are proud to offer this unique Food Factory and office for sale in the heart of the Marrickville commercial precinct. The property is 850m from Sydenham Station with quick access from the surrounding major arterial roads; New Canterbury Road and Princess Hwy, 7km from the CBD and 4km to the Airport. The Property is a fully functional clear-span warehouse (with cool room and freezer) and polished floor board office.

- \* Zone: IN1; general industrial, FSR: 0.95:1
- \* Set to benefit from new infrastructure plan for the area including Sydenham to Bankstown railway line
- \* 445sqm warehouse; 93sqm Mezz; 79 sqm car space (6)
- \* Past tenant was a bakery
- \* Six car spaces on sit

Industrial  
FOR SALE

538sqm

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