



## SOLD - WAREHOUSE UNIT WITH POTENTIAL - IDEAL FOR OWNER OCCUPIER OR INVESTOR

Deans Property is proud to bring Unit 10, 77-79 Bourke Road, Alexandria to the market for Sale.

This superbly positioned unit is located within a tightly held and sought after industrial and commercial hub of Alexandria. The unit is facing the new Campbell Road Bridge and offers signage exposure to the road subject to relevant approvals. Its well proportioned and flexible layout offers the future Owner Occupier or Tenant the opportunity to use the current mezzanine area or remove to have high clearance.

Key property features include:

- Million dollar commercial kitchen & office fit out
- (3) Car parking spaces on title & additional usable car spaces (4) or container storage
- Excellent truck and container access
- 3 phase power, two (2) toilet amenities and two (2) kitchenette
- 5m high Electronic roller door and up to 7m high ceiling
- Potential signage visible from Campbell Bridge Road (STCA)
- Direct connection to M5 and Western Corridor

Major Infrastructure changes such as the recent completion of the West Connex will transform this immediate area. This location will soon be recognised as an ideal distribution centre, enabling businesses, via the WestConnex, to go in all directions for deliveries and when the final ring

### Price

SOLD

### Property Details

Type	Commercial
Property Type	Industrial
Area	466m <sup>2</sup>

road is complete you'll be able to get into the CBD in minutes. When the M4-M5 link is completed in 2023 and the advantages of this location are fully realised it will increase the demand on the property, rents will improve and the values will increase.

- 300m\* to Botany and Gardeners Roads and their respective bus routes
- 700m\* to Mascot Train Station
- 1.9km\* to WestConnex St Peter's Interchange (M8)
- 1.9km\* to Sydney Airport
- 6km\* to Sydney CBD
- 8km\* to Port Botany

IM available on request!

Size quoted is total usable area.



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