



## Condell Park, 273 Edgar Street

### WAREHOUSE + POWER + CRANES

LJ Hooker Commercial are pleased to present to market 273 Edgar Street, Condell Park for lease. The site can be leased as a whole or separately. would suit a variety of operators looking for a property with great accessibility and exposure.

Warehouse 1 comprises approximately 3,996sqm\* with internal clearance up to 15.4m\* and access into the warehouse via 9 roller doors. Warehouse 2 comprises approximately 4,676sqm\* with internal clearance up to 11.2m\* and features multiple overhead cranes and jib cranes.

- Ability to lease 3,996sqm\* or 4,676sqm\* or both 8,672sqm\*
- Total site area of 16,200sqm\*
- 14 x overhead cranes, 9 x Jib cranes (up to 20t)
- 3 x 400amps\* transformers (1,200amps\*)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

#### For Lease

POA

#### Building Area

8,349-8,349sqm

#### Contact

##### Jon Orsborn

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##### Ryan Jennings

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#### Bankstown

(02) 9790 1111



- Weighbridge onsite
- Gas onsite
- 100kw\* solar system

Please call LJ Hooker Commercial to arrange your inspection.

## More About this Property

Property ID	1BK5G67
Property Type	Industrial/Warehouse
Building Area	8349-8349 m²
Land Area	16200 m²

### Jon Orsborn

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### Ryan Jennings

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