



## Condell Park, 1/273 Edgar Street

### Cranes & Power

LJ Hooker Commercial in conjunction with CBRE are pleased to present to market 1, 273 Edgar Street, Condell Park for lease. The site 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 features multiple overhead cranes and jib cranes. The warehouse also features two levels of well-presented office and showroom space.

Key property features:

- Clearance up to 15.4m\*
- Perfectly positioned on Edgar Street
- Multiple overhead cranes (up to 15t)
- 3 x 400amps\* transformers onsite (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

\$639,360 pa net + GST (\$160/sqm net)

#### Building Area

3,996sqm

#### Contact

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**Ryan Jennings**

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**Bankstown**

(02) 9790 1111

- Weighbridge
- Moments to Milperra Road and M5 Motorway (River Road on/off ramps)
- Zoning &ndash; IN1 &ndash; General Industrial

For further information please contact the exclusive agents from LJ Hooker Commercial or CBRE.



## More About this Property

Property ID	1CA7G67
Property Type	Industrial/Warehouse
Building Area	3996 m2
Land Area	7200 m2

### Jon Orsborn 0401 711 841

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