



### 43 & 45 Sydney Street Marrickville NSW

This substantial property offers the versatility of two factories offered in one line or individually.

Centrally located in the Marrickville industrial precinct, it can be tailored to suit your specific requirements offering rear lane access.

Two levels: 628 sqm approx. or  
Two level factory: 220 sqm + 205 sqm approx.

Total Building Area: 848 sqm approx.

Zoning : E4 General Industrial

Don't miss this unique opportunity to secure a spacious

[For full version visit the website](https://www.swpre.com.au)

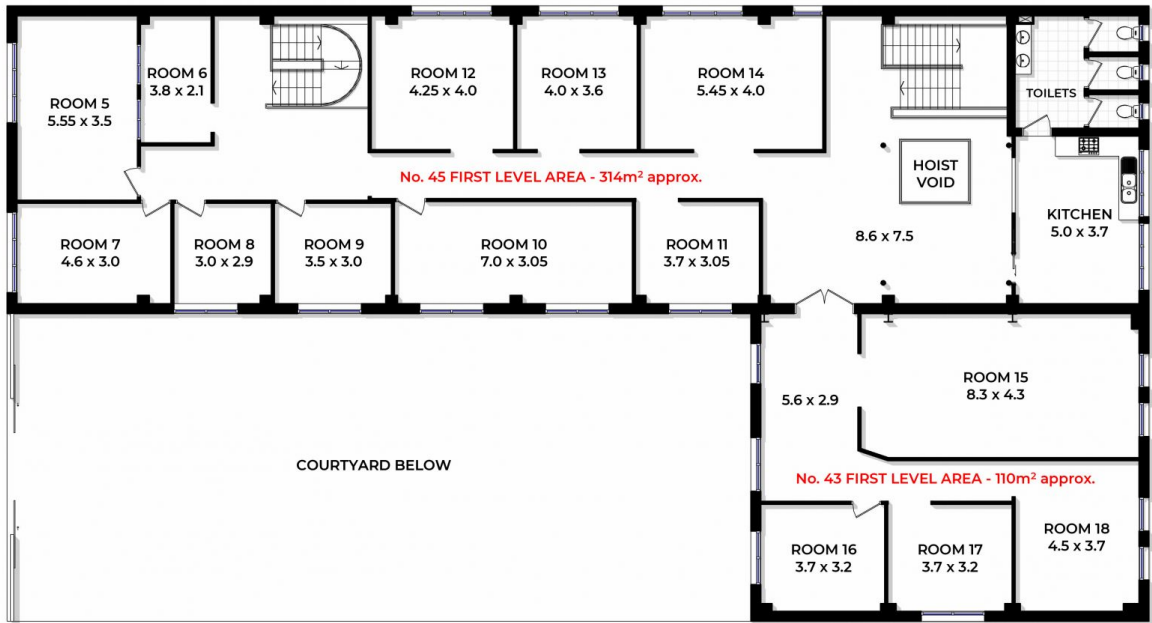
**Type** : Industrial  
**Building Size** : 848 sqm  
**View** : <https://www.swpre.com.au/8068500>



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FIRST LEVEL FLOOR PLAN  
 43 & 45 TOTAL FIRST LEVEL AREA - 424m<sup>2</sup> approx.



GROUND LEVEL FLOOR PLAN  
 43 & 45 GROUND LEVEL TOTAL AREA - 424m<sup>2</sup> approx.

No. 43 TOTAL AREA - 220m<sup>2</sup> approx.  
 No. 45 TOTAL AREA - 628m<sup>2</sup> approx.  
 TOTAL SITE AREA - 695m<sup>2</sup> approx.

## 43&45 Sydney Street, Marrickville



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by INFP 0410581805 / spinpix.com.au