

**36/61 Ashford Ave, Milperra, NSW 2214**

**\$70,000 + GST + Outgoings**

Warehouse



## MODERN INDUSTRIAL UNIT | HIGH CLEARANCE | PRIME LOCATION

Positioned within a near-new industrial complex, this high-quality warehouse offers the perfect combination of functionality, modern design, and excellent connectivity. Located in the heart of Milperra, this unit is ideal for a wide range of industrial and commercial users.

**Open for Inspection**

By Appointment.

### Property Highlights:

- Total area: 221m<sup>2</sup>\*
- ~ Warehouse: 182m<sup>2</sup>
- ~ Office: 39m<sup>2</sup> with modern fit-out
- High internal clearance (approx. 8–9m)
- Container-height roller shutter access
- Ground floor kitchenette
- Quality first-floor office space
- 2 on-site car spaces
- Solar panels
- 3phase
- Security system
- Wall racks are available to stay if tenant requires

This near-new strata unit is situated within a well-presented complex and provides easy access to major arterial roads including the M5 Motorway, Milperra Road and Newbridge Road, ensuring seamless transport and logistics.

Zoned E4 General Industrial, the property is suitable for a variety of industrial and business uses.

### Ideal For:

- Warehousing & distribution
- Light manufacturing
- Trade businesses
- E-commerce operations

### Listed By



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