



## Mortdale

### TWO FREESTANDING FACTORIES PLUS YARD

The team at Brookes Partners are proud to promote for auction a truly unique commercial opportunity guaranteed to suit owner occupants, investors &/or developers.

This prime industrial facility boasts two solid brick freestanding factories, secured yard and extends endless underlying potential set in a highly sought enclave.

Features include (but are not limited to) :

- Two freestanding factories
- " Torrens Title " land
- Solid brick & concrete construction
- Front building recently refurbished
- Rear building high clearance warehouse / factory space
- Multiple amenities
- 3 phase power
- Multiple roller shutter door access
- Prominent street frontage
- Secured yard and parking areas
- Flexible industrial zoning - will suit many uses
- Endless underlying potential includes redevelopment upside (stca)
- Prime highly sought location
- Multiple income possibilities
- Suit owner occupants, astute investors & developers alike
- Convenient proximity to main arterial road ways, Bankstown & Sydney Airports, Port Botany Sea Terminals

**Type** : Industrial  
**Building Size** : 285 sqm  
**Land Size** : 702 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/mortdale/commercial/industrial/6828456>

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