



## 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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