



properties  
for lease

## Unit 3

82 Parramatta Rd,  
Lidcombe



### :: PROPERTY FEATURES

- Good natural light
- Prime bulky goods location
- Ample customer parking
- Great value!



### PROPERTY DETAILS

Situated on Parramatta Road and minutes from the M4 Motorway, this bulky goods building with DA approval for auctioning offers excellent value in the heart of Auburn's bulky goods centre. There is ample customer parking at the rear of the building, two street frontages, good clearance and roller shutter access.

Proposed new Town Planning Controls are being considered by Auburn City Council to allow for a greater range of permissible uses, including specialised retail in addition to bulky goods. (See image on left.)

Size:	Showroom	1,092.0 sqm
	Office	0.0 sqm
	Total	1,092.0 sqm

Rent:	\$ psm	\$90.00 + gst
	Total PA	\$98,280 + gst

Outgoings:	\$ psm	\$31.27 + gst
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Parking:	Included	11
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Zoning:	4C Industrial Enterprise
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### CONTACT INFORMATION

#### INSPECTIONS:

Mark Wylie - 0418 404 134

#### FURTHER INFO:

Keith Weiner - T: (02) 9957 6355

E: [kweiner@fordland.com.au](mailto:kweiner@fordland.com.au)