



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS



### 28/390 Marion Street Condell Park NSW

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Experience the perfect blend of functionality and modern design with this spacious warehouse, ideally positioned in Condell Park's thriving industrial precinct. Located on Marion Street, it offers seamless access to major transport routes, including the Hume Highway, Milperra Road and the M5 Motorway. Current tenant \$52,800 PA. (\$4,400 per month).

#### Key Features:

- High ceiling (approx. 7.4m high) for maximum usability
- High-clearance roller door, over 5m
- Prime location in Condell Park's sought-after industrial hub
- Convenient access to major highways and transport links
- Expansive warehouse with automatic roller door access

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

**Type** : Industrial  
**Price** : \$ 870,000  
**Building Size** : 125 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/canterburybankstown/condell-park/commercial/industrial/8245039>

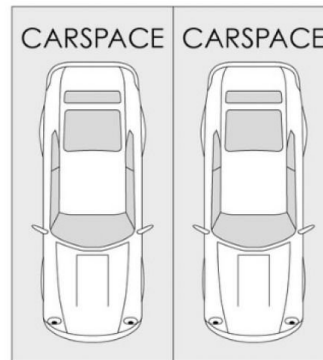
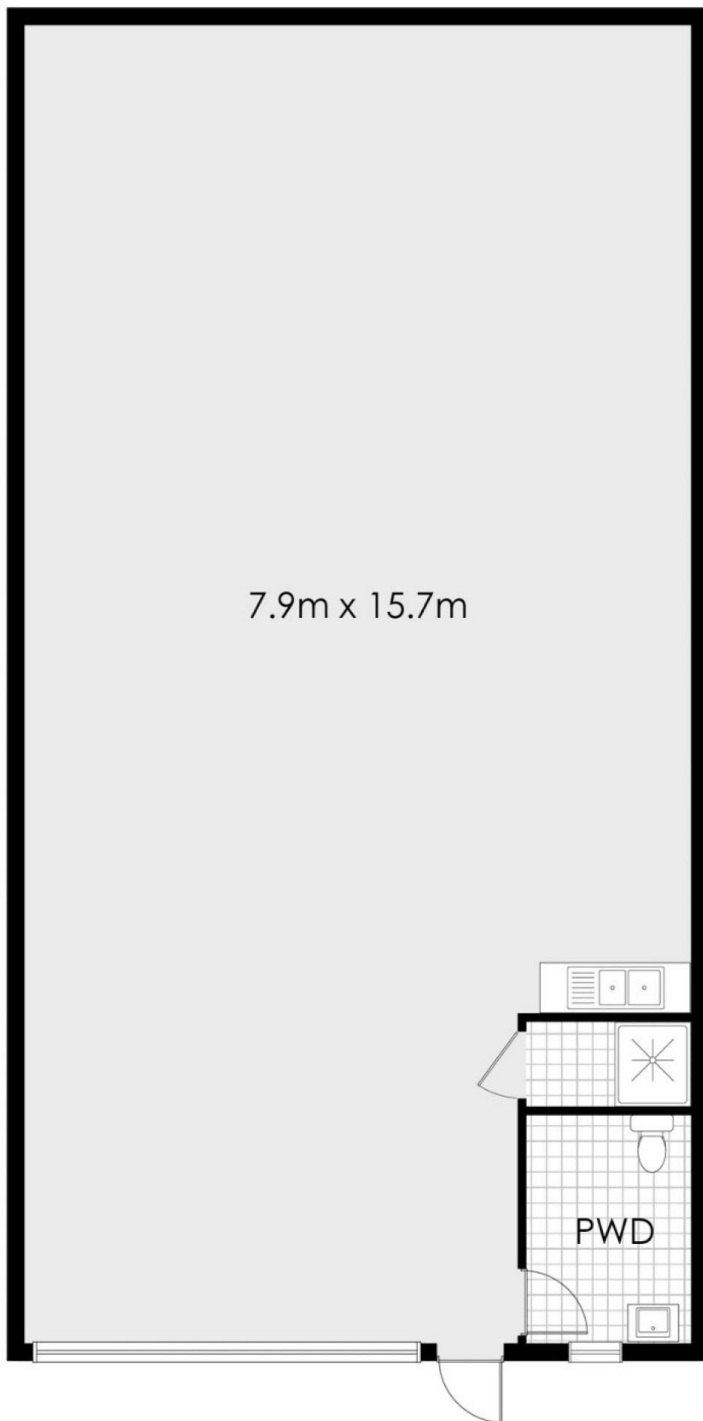


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INTERNAL AREA: 124 m<sup>2</sup>

## FLOOR PLAN



**28/390 Marion Street, Condell Park**

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