



**2 Ashford Avenue Milperra NSW**

**Freestanding warehouse with yard, cranes and exceptional access. Ideal distribution centre or transport operation.**

Landmark industrial facility centrally located within close proximity to major arterial roads, airports and the greater Sydney.

Set on an expansive parcel of over 14,450 square metres this property would suit a wide range of occupants and/or investors.

Long-term industrial investment currently leased to Airchange Australia Ltd and Telstra Corporation.

- Freestanding warehouse with exceptional height
- Freestanding office building plus factory offices
- 9 @ roller shutter door access
- 2 @ 10 tonne overhead gantry cranes
- Over 8 metre internal warehouse height
- 600 amps of power

**Type** : Industrial  
**Land Size** : 14450 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/canterburybankstown/milperra/commercial/industrial/5756420>

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# Prime Industrial Investment For Auction



Auction  
10:30am, Tuesday 31 March  
Mezzanine Level, 50 Margaret Street Sydney

BUILDING 3,844sqm LAND 14,450sqm LONG TERM INCOME

2 ASHFORD AVE  
MILPERRA



Long term income  
of \$572,000



Huge power supply  
Substation on site



Two overhead  
gantry cranes



Undeveloped site. Suit  
future development



Delightful office environment with  
commanding views



9 roller shutter doors  
Very functional building

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residential & commercial real estate