



**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 1.44ha this property would suit a wide range of occupants or investors.

- Freestanding warehouse with exceptional height
- Freestanding office building plus factory offices
- 9 @ roller shutter door access
- 2 overhead gantry cranes
- Over 8 metre internal warehouse height
- 600 amps of power
- Air conditioning , separate amenities and lunchrooms
- Plenty of storage yard plus parking
- Heavy power including on-site substation
- Land size over 1.445ha

**Type** : Industrial  
**Building Size:** 3843.5 sqm  
**Land Size** : 14450 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/canterburybankstown/milperra/commercial/industrial/5757258>

---

**David Halyard**  
 m: 0434 742 222  
 o: 9546 8666  
 e: davidh@brookes.net.au