



# SPACE + LOCATION

**PERRY PARK INDUSTRIAL ESTATE**  
46A EUSTON ROAD AND 33 MADDOX STREET,  
ALEXANDRIA, NSW



# Opportunity

Perry Park Industrial Estate is situated within the emerging creative and commercial precinct of Alexandria. The estate offers close proximity to the CBD, excellent amenity and convenient public transport options.

Join other high profile customers including Swisse, SGS Australia and ACP Magazines at this quality estate.









# A clever move

Perry Park Industrial Estate offers a prime location in Sydney's Central Industrial District. The estate is conveniently located close to Sydney CBD, Sydney Airport and major road networks.

Perry Park Industrial Estate is well serviced by buses and rail connections.



## CENTRALLY CONNECTED



**200M**  
to café



**1.5KM**  
to Green Square Station



**6.2KM**  
to Sydney Airport



**8.4KM**  
to Sydney CBD

**BUS ROUTES**

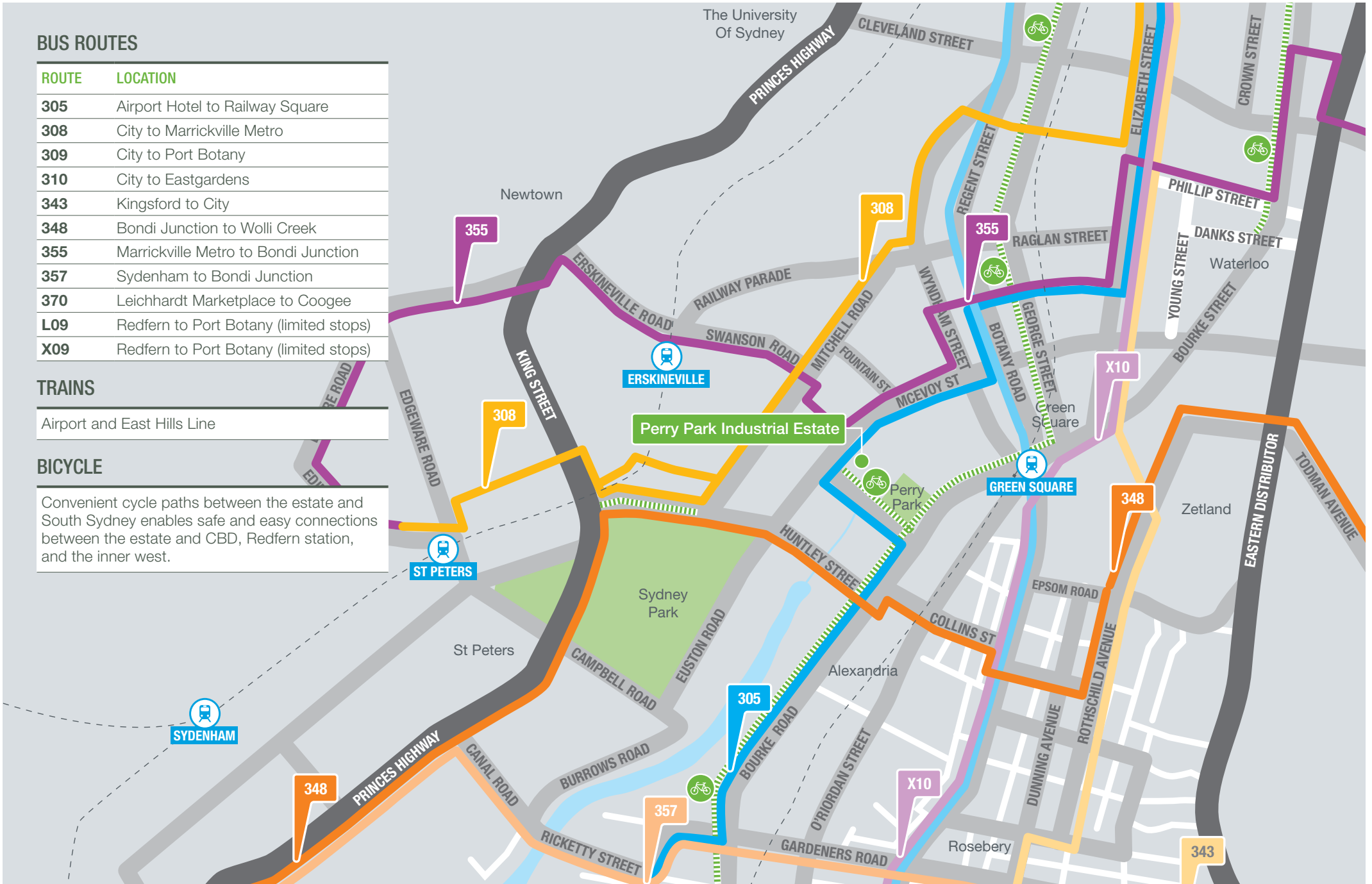
ROUTE	LOCATION
305	Airport Hotel to Railway Square
308	City to Marrickville Metro
309	City to Port Botany
310	City to Eastgardens
343	Kingsford to City
348	Bondi Junction to Wolli Creek
355	Marrickville Metro to Bondi Junction
357	Sydenham to Bondi Junction
370	Leichhardt Marketplace to Coogee
L09	Redfern to Port Botany (limited stops)
X09	Redfern to Port Botany (limited stops)

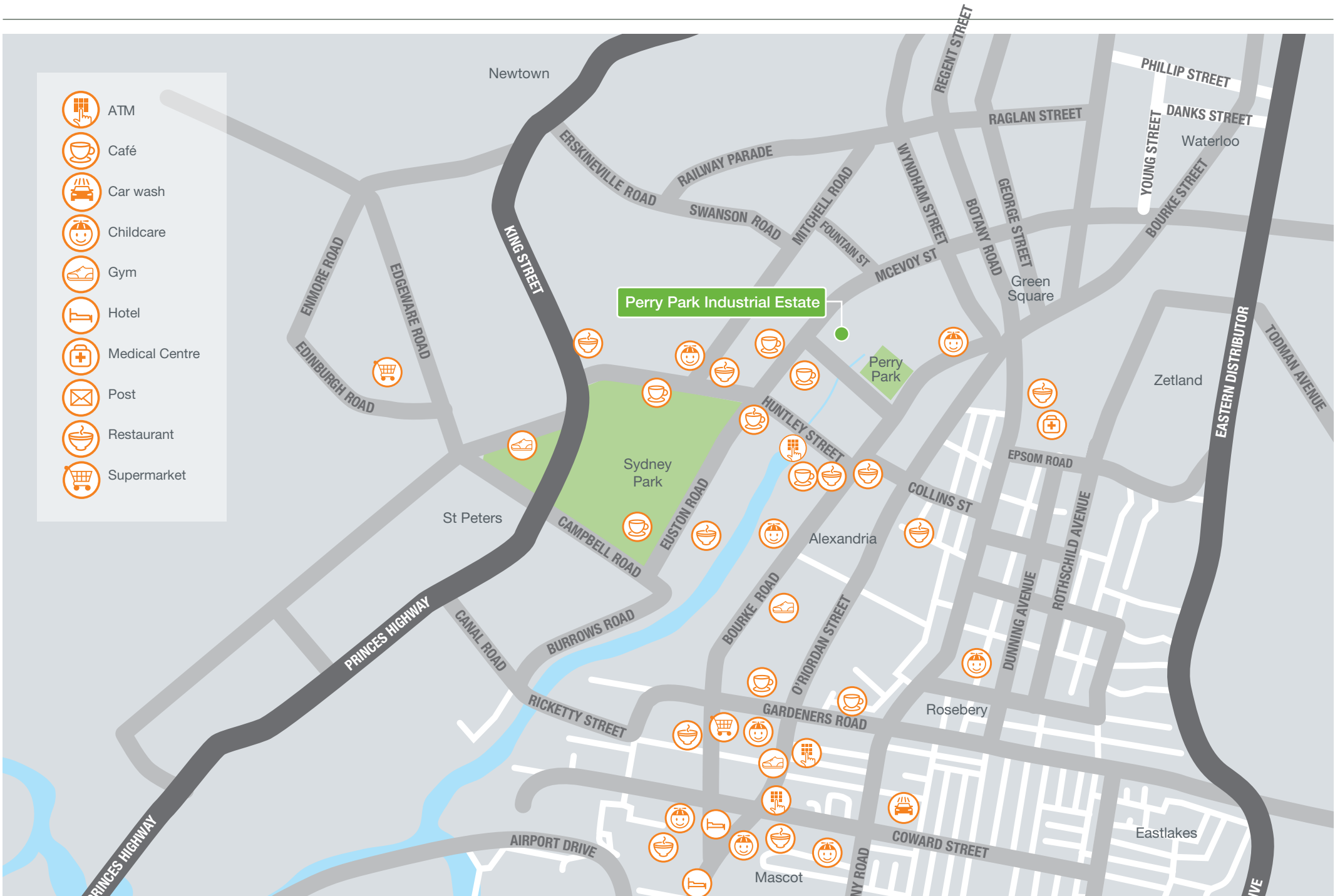
**TRAINS**

Airport and East Hills Line

**BICYCLE**

Convenient cycle paths between the estate and South Sydney enables safe and easy connections between the estate and CBD, Redfern station, and the inner west.





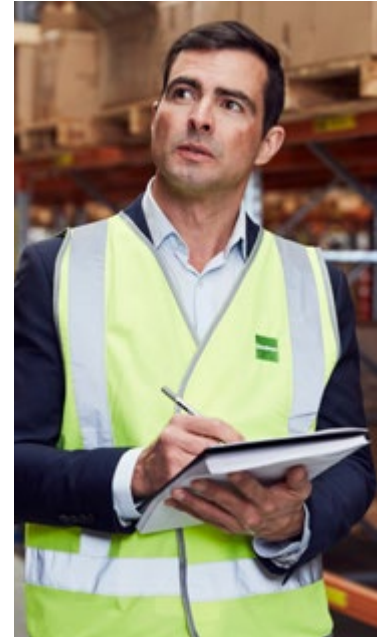
AREA SCHEDULE	SQM
Unit 4 & 5	1,268
Unit 46A	3,492





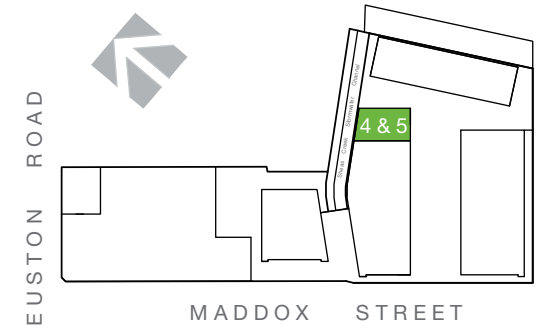
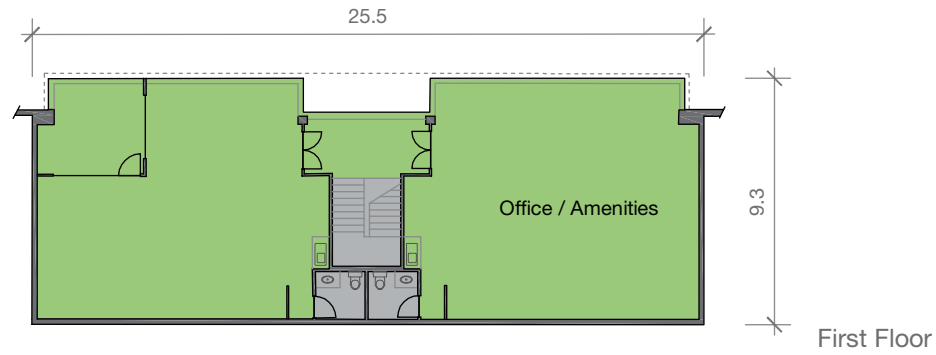
# Unit 4 & 5

- + 1,268 sqm warehouse and office
- + Maximum internal clearance of 8.2m
- + Access via two on-grade roller doors





AREA SCHEDULE	SQM
<b>Tenancy 1</b>	
<b>Ground floor</b>	
Warehouse	1,038.0
<b>First floor</b>	
Office	229.6
<b>Total area</b>	<b>1,267.6</b>
Mezzanine (Tenancy Fitout)	103



LOCATION PLAN  
NOT TO SCALE





# Unit 46A

- + 3,492 sqm warehouse and office
- + Maximum internal clearance of 14.9m
- + 3 roller doors with on-grade and dock access
- + Large awning for all weather loading
- + 411 sqm showroom
- + Dual street access via Euston Road and Maddox Street

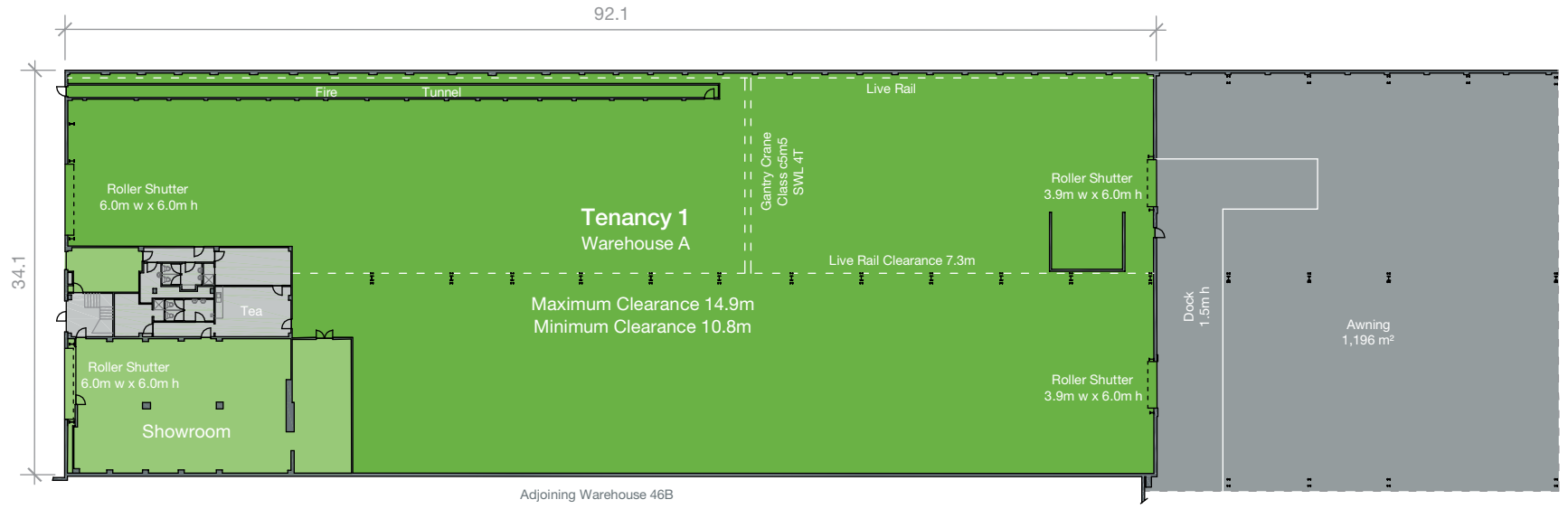


**“WAREHOUSE AND SHOWROOM SPACE CLOSE TO AMENITIES”**

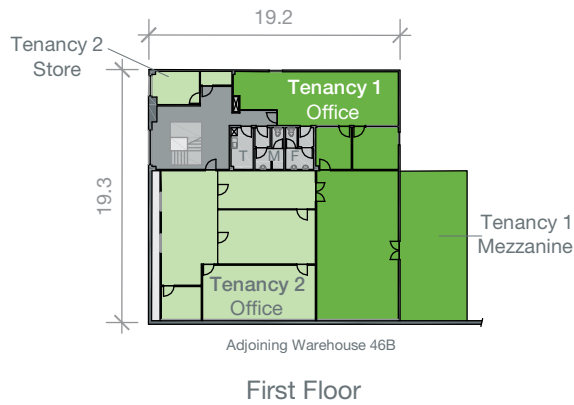




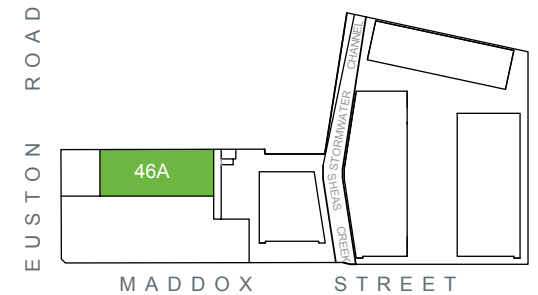
AREA SCHEDULE	SQM
<b>Tenancy 1</b>	
<b>Ground floor</b>	
Warehouse	2,720.2
Showroom	410.9
<b>First floor</b>	
Office	147.3
<b>Total tenancy 1</b>	<b>3,337.6</b>
<b>Tenancy 2</b>	
<b>First floor</b>	
Office	138.7
Storage	13.6
<b>Total tenancy 2</b>	<b>152.3</b>
<b>Total area</b>	<b>3,489.9</b>



Ground Floor



First Floor



LOCATION PLAN  
NOT TO SCALE



**Current vacancies within Perry Park Industrial Estate have the potential to be converted into a space that best suit your requirements.**

- + The concept of adaptive reuse has traditionally been seen in city-fringe suburbs such as Pyrmont, Ultimo, Surry Hills and now in Alexandria.
- + The adaption to building design is commonly displayed in converted warehouse and industrial buildings which retain the industrial design elements (natural light, large height clearances, exposed services) while adapting the space to suit commercial/mixed use customers.



## “ADAPTIVE REUSE OF INDUSTRIAL SPACE





# Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.

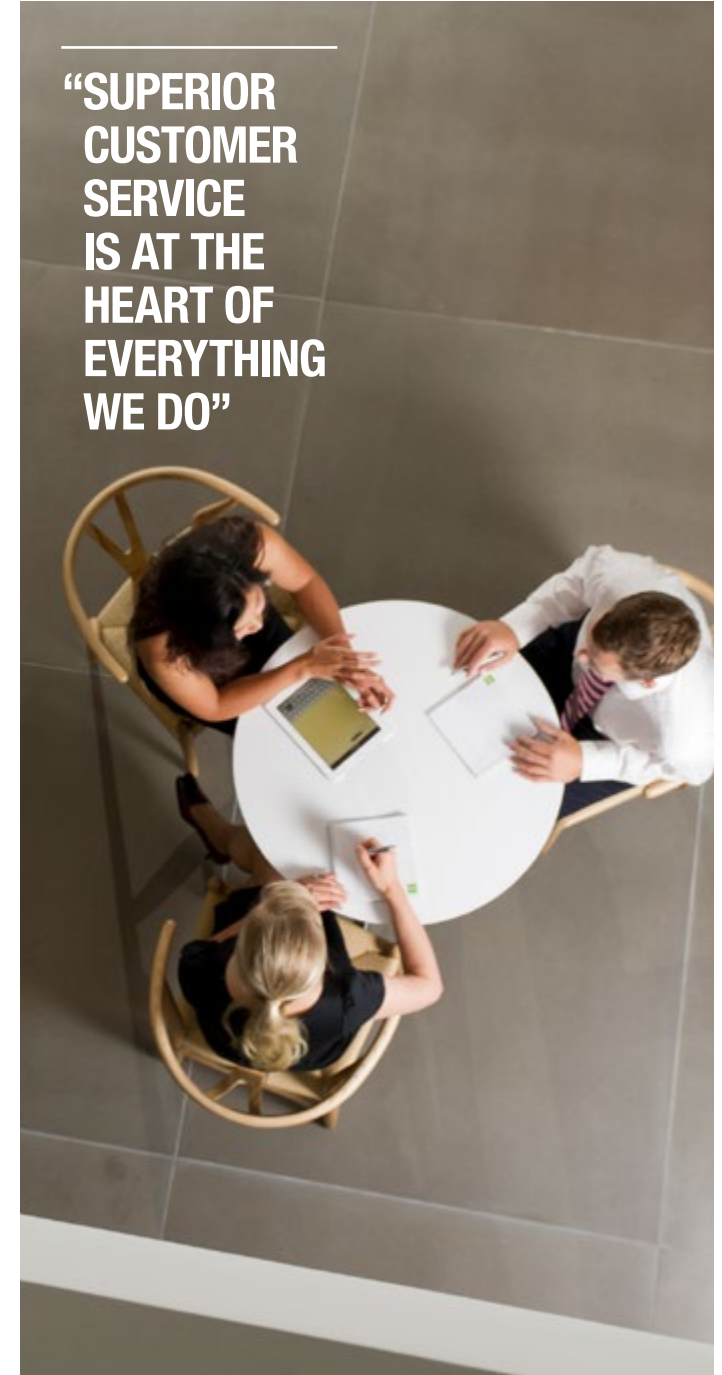


# Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



“SUPERIOR  
CUSTOMER  
SERVICE  
IS AT THE  
HEART OF  
EVERYTHING  
WE DO”





# Contact

**Marie Markos**

Portfolio Manager

**T** 02 9230 7253

**M** 0404 098 533

marie.markos@goodman.com

**Felicity Quinn**

Senior Asset Manager

**T** 02 9230 7206

**M** 0410 346 903

felicity.quinn@goodman.com

**Goodman**

Level 17

60 Castlereagh Street

Sydney NSW 2000

**T** 02 9230 7400

[View this property online](#)

[goodman.com/au](http://goodman.com/au)

