

# GUNNING



## 144-146 Bellevue Parade Carlton NSW

Gunning Commercial are pleased to present for the first time in over 20 years this fantastic freestanding property on the most prominent and highly exposed position in the Carlton industrial area.

Boasting a huge 40 metre frontage onto Bellevue parade (the main thoroughfare through Carlton) the property also boasts a mix of clear span warehouse/factory space, partitioned work spaces and office as well as a large yard and undercover car parking.

### KEY FEATURES:

- \* Land Area: 1,695sqm
- \* Building Area: 1,100sqm (approx)
- \* Large rear yard
- \* Large undercover car park
- \* 40m frontage onto Bellevue Parade

**Building Size** : 1100 sqm  
**Land Size** : 1695 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/carlton/commercial/industrial/5730978>



**William Gunning**  
(02) 9310 9207



**James McKenny**  
(02) 9310 9208