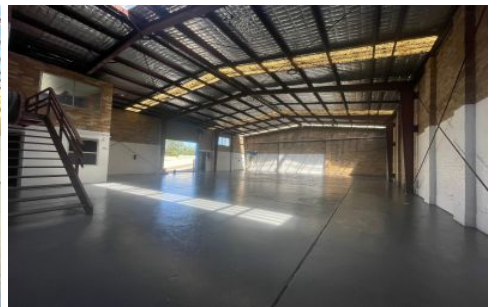


# GUNNING



## 1&2/171 Bellevue Parade Carlton NSW

3 

Gunning Real Estate is pleased to present this excellent, clear span warehouse space accessible via two separate high clearance roller doors. The warehouse also boasts excellent natural light and strong street presence.

Located along Bellevue Parade facing Waterview Street, the property resides in the popular industrial precinct of Carlton located in close proximity to both Hurstville and Kogarah CBDs and well as providing great access to the M5 and Port Botany via Princes Highway and King Georges Road.

### KEY FEATURES

- Ground Floor: 353sqm\*
- Mezzanine: 47sqm\*
- Three (3) allocated car spaces
- Dual roller door access

**Building Size** : 400 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/carlton/commercial/industrial/7407107>



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