

# GUNNING



## 44 King Street Rockdale NSW

Gunning Real Estate is pleased to present this rare offering For Sale via Public Auction. This freestanding warehouse has great bones, with its double brick construction, well-sealed terracotta tiled roof, concrete and hardwood floors and exposed beams.

Split over two levels, the Ground Floor features a clear span warehouse area to the front premises onto King Street, with an underground storage area to the rear. The First Floor features an office admin area, which also benefits from street access, this time from Pitt Lane to the rear. The property also has a small attic storage area.

Located just 500m\* to Rockdale Train Station, and within close proximity to the nearby shops, the property boasts loads of potential & flexibility and lends itself to a number of different options, including potential to renovate into a

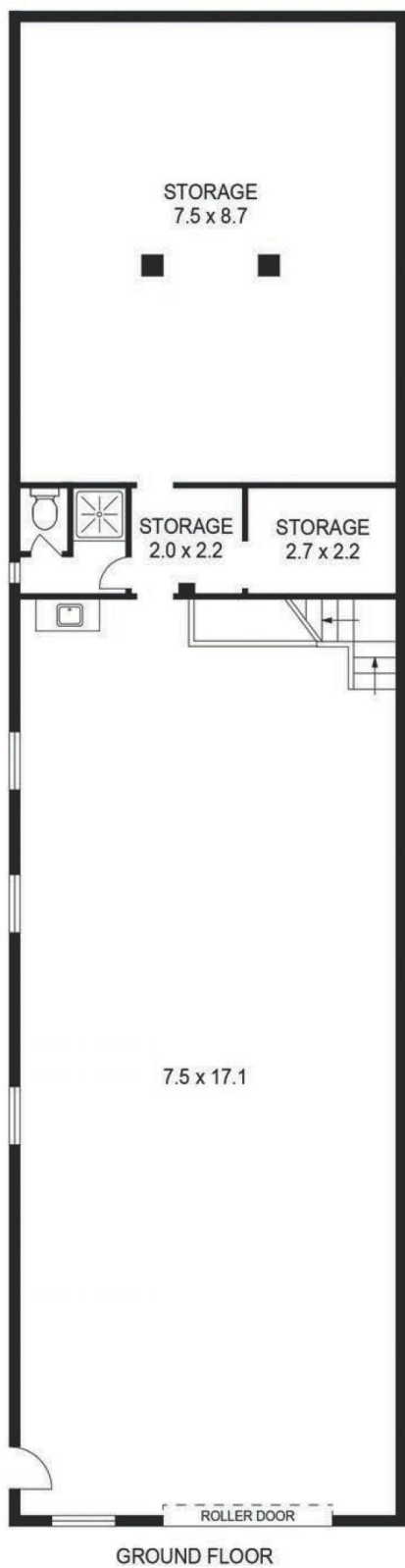
**Price** : AUCTION (If not sold prior)  
**Building Size** : 290 sqm  
**Land Size** : 278 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/rockdale/commercial/industrial/7985723>



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ROCKDALE

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.