



## NEW INFILL SITE IN THE HEART OF BANKSMEADOW

28 McPherson Street is a new 4.1-hectare industrial development strategically located in South Sydney's highly sought-after port precinct. With outstanding proximity to Sydney Airport, Port Botany and major road networks, this is a location primed for fast delivery.

- Flexible warehouse and office units from 4,500–19,555 sqm.
- High clearance warehouses (13.7m ridge height)
- Modern light-filled offices over two levels
- Efficient loading via on-grade roller doors and recessed docks
- 15m wide awnings provide all-weather loading
- 7-tonne point load to warehouse slab
- 500kW rooftop solar system
- Targeting 5 Star Green Star Buildings rating
- LED lighting and daylight harvesting
- B-double approved access
- 24/7 access.

Available Q3 2024.

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Industrial
Area	4624m <sup>2</sup>



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