



PRD Commercial have been appointed exclusive marketing agents to offer this impressive freehold industrial facility

- High clearance warehouse with mezzanine storage
- Multi purpose industrial facility
- Ground floor office and amenities
- Office includes - reception, 3 separate offices, 3 bathrooms with showers
- Lunchroom and kitchen
- Floodlit concrete yard for external storage
- Zoned IN1 General Industrial
- Only 5kms to M4 and 20kms to M7 Motorway
- Additional 150m2 awning
- Near new secure boundary fences
- Fire certification provided. Recently updated fire hydrants and hoses

**Building Size** : 1050 sqm  
**Land Size** : 2314 sqm  
**View** : <http://www.prdcommercialwest.com.au/sale/nsw/western-sydney/st-marys/commercial/industrial/5615823>



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