



### 35 Princes Street RIVERSTONE NSW

- \* 712sqm (approx) freestanding factory
- \* Situated on 1,385sqm site
- \* Over 100sqm of office (with amenities)
- \* Additional 120sqm of storage mezzanine
- \* 3 (4.35m high) roller doors
- \* Internal heights up to 5.4m
- \* Approx 400sqm of hardstand yard
- \* M/F amenities with shower
- \* Skylight sheeting offering great natural light
- \* Bessa block and brick construction
- \* Potential to be divided into 2 units (additional income)
- \* **MUST BE SOLD ON THE DAY!**

**Building Size** : 712 sqm  
**Land Size** : 1385 sqm  
**View** : <http://www.prdcommercialwest.com.au/sale/nsw/western-sydney/riverstone/commercial/industrial/5615883>