

**6/15-17 Charles Street St Marys NSW**

**1** 

PRD Commercial have been appointed Exclusive Marketing Agents to offer the prestigious new Rise Industrial Estate located at 15-17 Charles St, St Marys.

The property features the following:

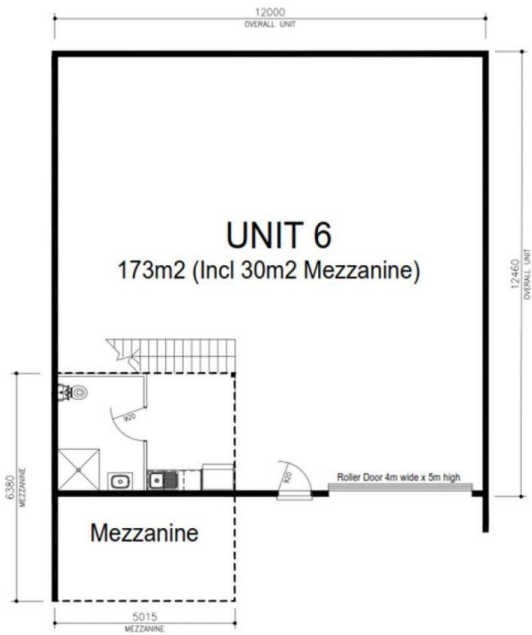
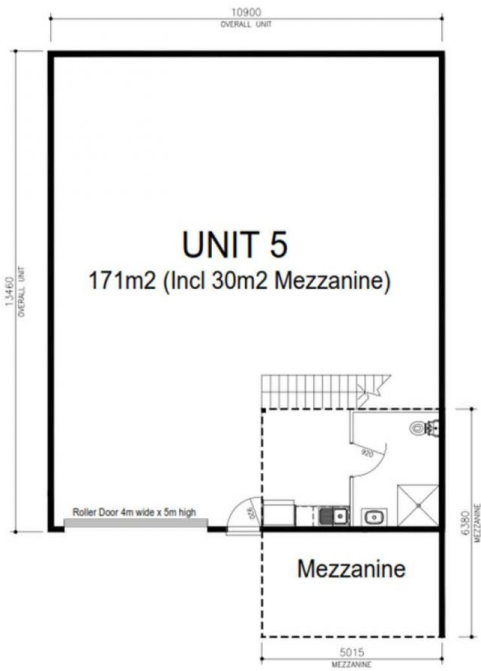
- \* Architecturally designed complex
- \* Secure concrete panel construction
- \* 6.5m\* internal clearance
- \* Clearspan 143m2\* warehouse floor
- \* 30m2\* mezzanine area ideal for office or storage
- \* Internal amenities
- \* 5m\* high roller door
- \* 1 designated car space
- \* Boutique 14 unit estate
- \* Zoned IN1 General Industrial
- \* Ideal investment or owner occupier opportunity

**Building Size** : 173 sqm

**View**

: <http://www.prdcommercialwest.com.au/sale/nsw/western-sydney/st-marys/commercial/industrial/5615942>

RISE INDUSTRIAL ESTATE



|                   | UNIT 5            | UNIT 6            |
|-------------------|-------------------|-------------------|
| GROUND FLOOR AREA | 141m <sup>2</sup> | 143m <sup>2</sup> |
| MEZZANINE AREA    | 30m <sup>2</sup>  | 30m <sup>2</sup>  |
| TOTAL AREA        | 171m <sup>2</sup> | 173m <sup>2</sup> |

DISCLAIMER: The plan shown is a depiction of the floor plans. Due to the shape of the building, each floor plan will vary slightly. This document provides general information only, including illustrations, computer-generated images and forward-looking statements which are made on the basis of currently-available information and reasonable beliefs, but are subject to change at any time without notice. All properties are subject to contract and availability. The area (in square meters) is approximate. To the extent permitted by law, Rise Projects Pty Ltd and its related companies, directors and employees exclude all representations, warranties and liability whatsoever (including negligence) in connection with this document.