



### 21-23 Somerville Circuit Emu Plains NSW

PRD Commercial Western Sydney have been appointed exclusive marketing agents to offer this vacant parcel of industrial land.

The site is located on the northern side of Somerville Circuit in the heart of the Emu Plains Industrial Estate.

Strategically located approximately 1.4km to Emu Plains train station, only just over 3kms to Penrith CBD. Just 3.5kms\* to the M4 Motorway and 22kms\* to the M7 Interchange at Eastern Creek.

This industrial property features:

- \* Dimensions 30m x 65m (approx.)
- \* Level industrial land
- \* Road base has been applied to the site
- \* Regular shape lot

**Land Size** : 2010 sqm

**View** : <http://www.prdcommercialwest.com.au/lease/nsw/western-sydney/emu-plains/commercial/development/6330609>



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