



### 35 Charles Street ST MARYS NSW

35 Charles Street, St Marys is an impressive freestanding industrial facility built approximately 13 years ago. The building was given a major facelift in 2010 ensuring the building visually presents immaculately and also features modern fittings and fixtures throughout.

**Building Size** : 2974 sqm  
**Land Size** : 4388 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/western-sydney/st-marys/commercial/industrial/5615894>

Construction of the Werrington Arterial Road (beginning Feb, 2015) will be of major benefit to the site, drastically decreasing travel time to and from the M4!

Listed below is a selection of the buildings many features.

- Floor area of 2,974m<sup>2</sup>
- Total site area of 4,388m<sup>2</sup>
- 4 x 4.2 metre high automatic roller doors
- Awning over loading dock
- 1,911m<sup>2</sup> of warehouse