



### 7/15-17 Charles Street St Marys NSW

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

Mezzanine 49m2  
Ground floor 283m2  
Total 332m2\*

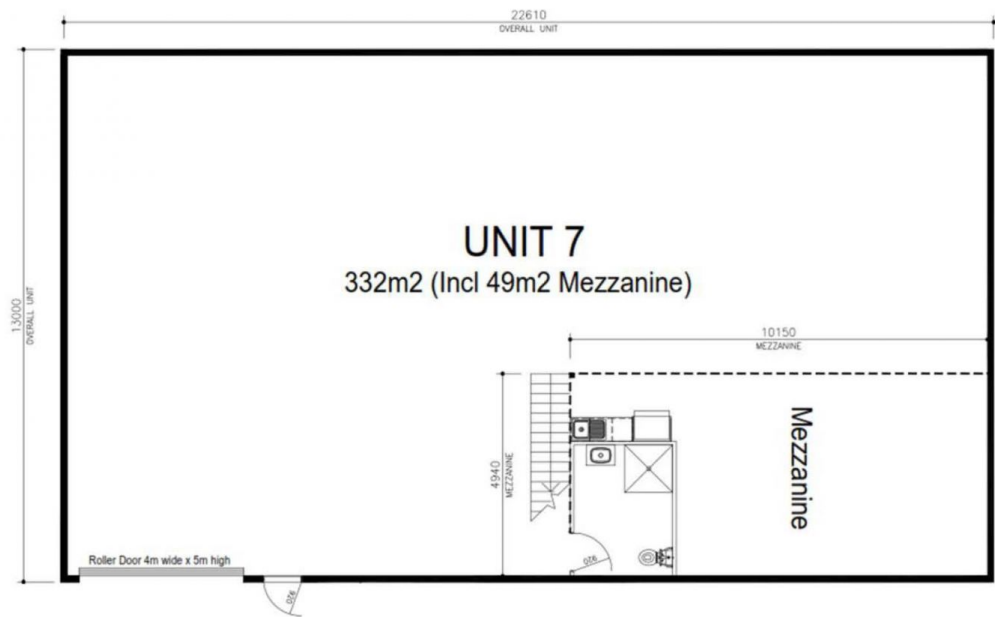
#### Location

Stylish unit situated in the Rise Industrial Estate.

The estate is strategically located in the heart of the St Marys Industrial Precinct is an integral part of the Western Sydney growth corridor. Just 5kms\* to St Marys station, 7kms\* to the M4 Motorway and only 18kms\* to the new Badger Creek Airport site.

**Building Size** : 332 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/western-sydney/st-marys/commercial/industrial/5615941>

# RISE INDUSTRIAL ESTATE



UNIT 7	
GROUND FLOOR AREA	283m <sup>2</sup>
MEZZANINE AREA	49m <sup>2</sup>
TOTAL AREA	332m <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.