

**9/15-17 Charles Street St Marys NSW**

PRD Commercial have been appointed Exclusive Marketing Agents to offer this brand new high clearance warehouse located in the Rise Industrial Estate St Marys.

Mezzanine 36m2\*  
Ground floor 143m2\*  
Total 179m2\*

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 Badgery's Creek Airport site.

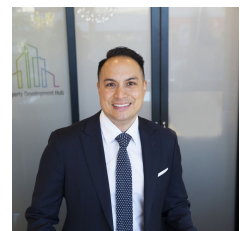
The property features the following:

\* Architecturally designed complex

**Building Size** : 179 sqm

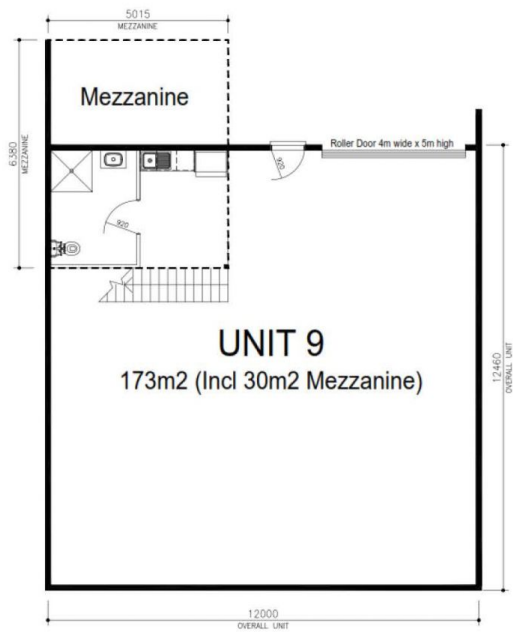
**View**

: <https://www.prdcommercialwest.com.au/lease/nsw/western-sydney/st-marys/commercial/industrial/6009223>



**Jay Morosi**  
**0403 722 227**

# RISE INDUSTRIAL ESTATE



**RISE PROJECTS**

	UNIT 9
GROUND FLOOR AREA	143m <sup>2</sup>
MEZZANINE AREA	30m <sup>2</sup>
TOTAL AREA	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.