



Indicative Image



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56 Vallance Street St Marys NSW

PRD Commercial Western Sydney in conjunction with L.J Hooker Commercial Penrith were appointed exclusive marketing agents to offer 56 Vallance St, St Marys.

With demand for premier buildings in high demand Robert Tappouras of PRD Commercial Western Sydney sourced a new tenant 12 months prior to completion.

Construction is well underway with completion due late 2022.

Transaction Details

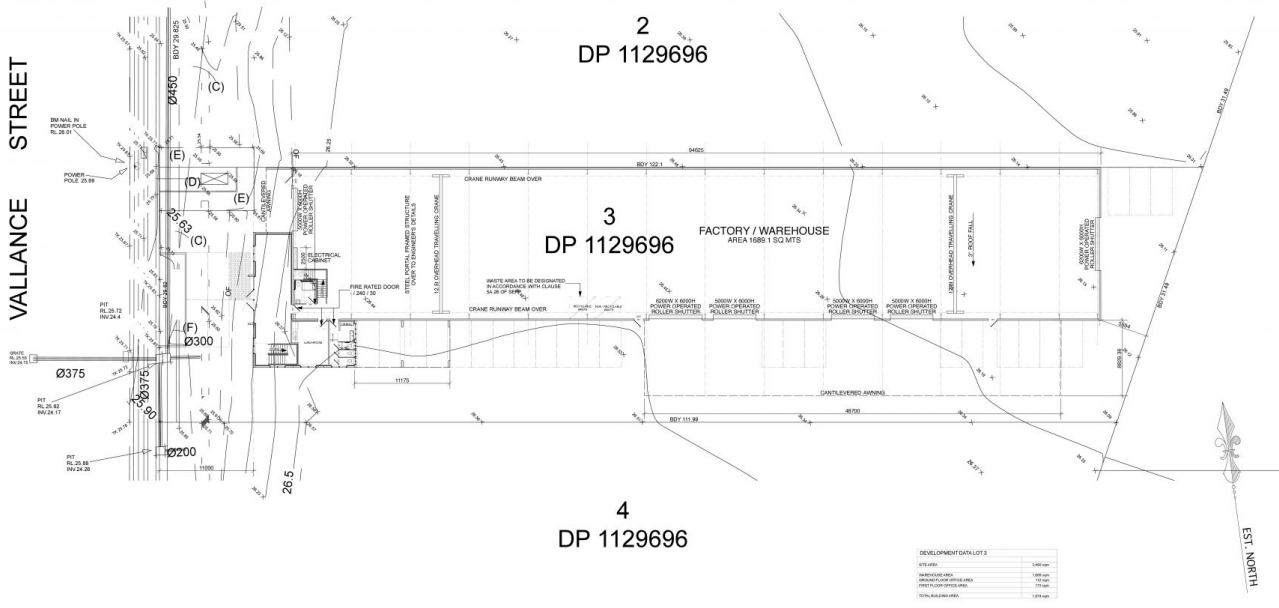
Lease Term:	10 years
Option:	5 years + 5 years
Annual Net Rent:	\$320,775 (ex GST)
Rate:	\$162.50 pm2 net (ex GST)

Building Size	: 1974 sqm
Land Size	: 3490 sqm
View	: https://www.prdcommercialwest.com.au/lease/nsw/western-sydney/st-marys/commercial/industrial/6386119



Robert Tappouras
02 4732 3711

VALLANCE STREET



2
DP 1129696

3
DP 1129696

FACTORY / WAREHOUSE
AREA 16891 SQ MTS

4
DP 1129696

DEVELOPMENT DATA LOTS	
OTS AREA	1465 SQM
MANUFACTURE AREA	16891 SQM
INTERNAL COMMONS AREA	111 SQM
INTERNAL SERVICE AREA	111 SQM
TOTAL BUILDING AREA	18255 SQM



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DATE	BY	REVISION	ISSUE

APEX BUILDING SYSTEMS PTY LTD
 10/11-13/15 BAYVIEW DRIVE
 BAYVIEW NSW 2215
 61544
 61544
 61544

SITE DESCRIPTION
 5X VALLANCE ST
 ST MARYS NSW
 LOT 3 DP1129696
 LOT 4 DP1129696
 SITE AREA: SQUARE METERS
 LOCAL GOVERNMENT AREA: PENRITH CITY COUNCIL

DRAWN	CHECKED

SITE PLAN
 25 MARCH 2021
 CLIENT
BALLENNA HOLDINGS

SCALE	DRAWING No.
1: 500 S/A1	18025 / 00