



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

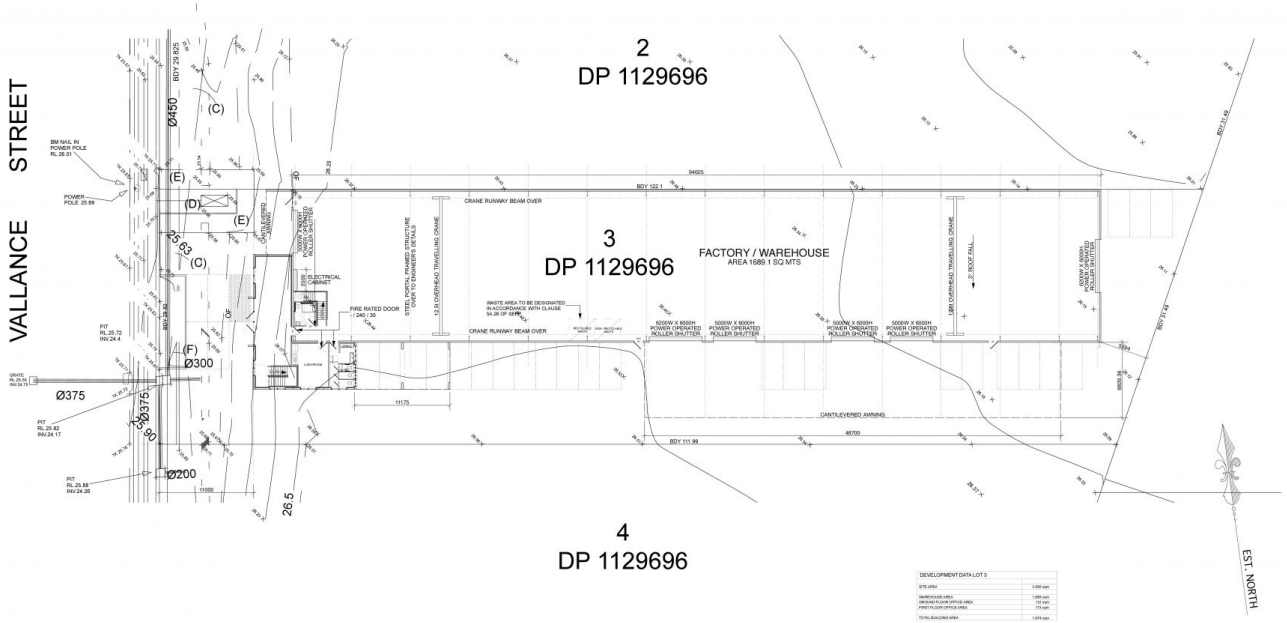
Lease Term:	10 years
Option:	5 years + 5 years
Annual Net Rent:	\$320,775 (ex GST)
Rate:	\$162.50 pm2 net (ex GST)

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



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DATE	BY	REVISION	ISSUE

APEX
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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
C. GARDIN
25 MARCH 2021
CHECKED

SITE PLAN
CLIENT
BALLEN A HOLDINGS

SCALE
1:200
8 A1
DRAWING No.
18025 / 00