



# Modern St Marys Freestanding Industrial Complex | 3,252.3sqm

Leased

Leased: Wed 19-Aug-20

Industrial/Warehouse • Offices

24-30 Harris Street, St Marys, NSW 2760

## Floor Area:

3,252 m<sup>2</sup>



## Property Description

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- **Clearspan warehouse**
- **On grade and recessed access**
- **Energy cost saving solar system**

Well positioned directly next to St Marys Train Station nearby the intersections of Harris Street and Forrester Road.

Modern freestanding industrial complex  
Warehouse 2,694.0 m<sup>2</sup>  
Ground floor - office 277.3 m<sup>2</sup>  
First floor - office 263.1m<sup>2</sup>  
Mezzanine 17.9 m<sup>2</sup>  
Total area 3,252.3 m<sup>2</sup>

Clearspan warehouse offering a height clearance of up to 6.8m  
2 easily accessible on grade roller shutters  
2 recessed weather covered loading docks  
40 foot container access throughout the site  
Abundance of onsite car parking  
Generous hard stand allowances  
Zoned IN1 general industrial  
Energy cost saving solar system newly installed

## Additional Details

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**Building**  
Whole

**Municipality**  
Penrith

**Zoning**  
IN1 General  
Industrial

**Tenure Type**  
Vacant Possession

**Lease Term**  
By negotiation

**Parking Comments**  
Abundance of onsite car parking and generous hard stand allowances

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