

20 Mary Pde, Rydalmere, NSW 2116

Sold - \$3,500,000

Warehouse & Office, Warehouse, Industrial Land **10** 



Freestanding building with parking

Situated in a strategic location just 24km* west of Sydney's CBD and a short 3.6km* from Parramatta CBD, 20 Mary Parade, Rydalmere presents an attractive opportunity for occupation or investment in the heart of Western Sydney.

This impressive building offers a generous 549sqm of space on a large 652sqm block of land, making it a rare standalone opportunity. Access is convenient through a single motorized roller shutter door, perfect for container access. With internal clearance reaching up to 5m*, the building provides ample space for various operations.

The mezzanine office is designed in a corporate-style, showcasing immaculate finishes and complete staff amenities, including kitchenette facilities. On-site parking is abundant, ensuring convenience for employees and visitors. The building also boasts a substantial power supply and accessibility for 20 and 40-foot containers.

The open-plan warehouse layout is ideal for racking solutions, and additional storage space is available in the mezzanine area. For enhanced security, the building is equipped with an alarm and CCTV system. The roof replacement was recently completed in 2021, ensuring a reliable and well-maintained structure. A secured front gate adds an extra layer of safety.

Truck access is made easy, and the building is equipped with a state-of-the-art spray booth and compressor system, catering to various industrial needs. Don't miss out on this exceptional opportunity to secure a prime property in Western Sydney.

Strategically positioned, this property offers convenient access to major arterial roads such as Victoria Road, James Ruse Drive, Parramatta Road, and Silverwater Road. It also provides quick access to the M4 Ed Motorway. Additionally, it is within walking distance of Western Sydney University and Parramatta CBD. Located approximately 24km* west of Sydney CBD and 3.6km* east of Parramatta CBD, this property boasts a prime position within Western Sydney.

For Inspections contact Steven Mamari 0414 479 067 or Sam Mamari 0410 477 269

Open for Inspection

By Appointment.

Property Features

- 652sqm block of land
- 20 and 40-foot containers
- 549sqm of space
- building is equipped with an alarm and CCTV system

Listed By

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