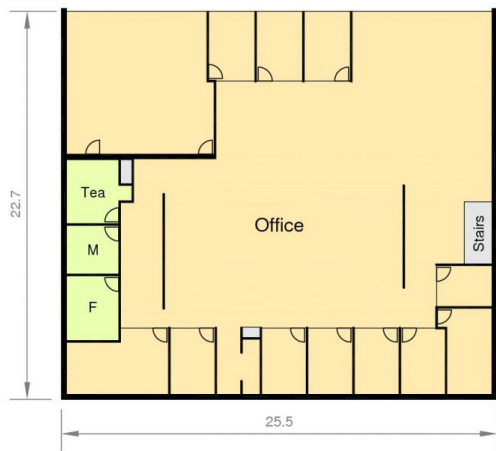




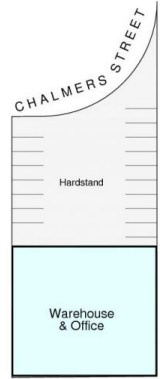
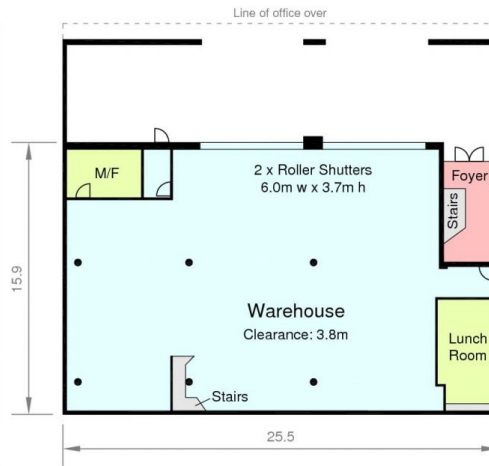
## 2 Chalmers Crescent Mascot NSW

- ~ Free standing warehouse building with a large office component.
- ~ The office area is approx 577sqm and includes fit out.
- ~ The warehouse is approx 401sqm and is accessed via 2 roller shutters
- ~ In front of the building is a large fore-court / yard area of approx. 838sqm which is ideal for parking, truck marshalling or unloading containers.
- ~ Zoned B5 Mixed Use under the draft Botany LEP 2011, with a FSR 3:1 and height limit of 44 meters.

**Building Size** : 978 sqm  
**Land Size** : 1239 sqm  
**View** : <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/mascot/commercial/industrial/5665505>



FIRST FLOOR



Location Plan  
Scale: 1:400



**Information Schedule**

Ground Floor	401 m <sup>2</sup>
First Floor	577 m <sup>2</sup>
<b>Total Area</b>	<b>978 m<sup>2</sup></b>

**Disclaimer:** This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

Plan prepared for:

**URSA**

**MARKETING DRAWING**

2 Chalmers Street,  
MASCOT, NSW

Date: 13/10/2006

Ref: 31285JW

Scale: 1:200 at A3

Rev: 0

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