



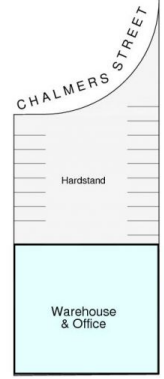
2 Chalmers Crescent Mascot NSW

- ~ 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 ²
First Floor	577 m ²
Total Area	978 m²



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 Rev: 0

Scale: 1:200 at A3

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