



### 12 Chalmers Crescent Mascot NSW

- ~ Freestanding Warehouse / Factory approx 426sqm
- ~ Small mezzanine offices approx 36sqm
- ~ Mezzanine warehouse / storage area approx 95sqm
- ~ Three phase power
- ~ Off street parking
- ~ Walking distance to Mascot Train Station
- ~ Zone B5 Business Development, FSR 3:1, Height 44m
- ~ Substantial Commercial Development Upside (STCA)
- ~ Property is being offered vacant possession

**Building Size** : 557 sqm  
**Land Size** : 620 sqm  
**View** : <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/mascot/commercial/industrial/5665536>

TWO STOREY  
CONCRETE CARPARK

"QANTAS" OFFICE BUILDING

1  
D.P.792885

C-Side Surveyors Pty Ltd

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No.10  
2 STOREY  
CONCRETE BUILDING

CONCRETE  
OPEN CARPARK

9  
D.P.

12.19

SINGLE STOREY  
CONCRETE BLOCK  
BUILDING  
METAL ROOF

No.12  
SINGLE STOREY  
BRICK INDUSTRIAL  
BUILDING  
METAL ROOF

10

No.14  
SINGLE STOREY  
BRICK INDUSTRIAL  
BUILDING  
METAL ROOF

11  
29697

**CAUTION**  
THIS SKETCH IS NOT TO SCALE  
AND IS TO BE USED FOR  
IDENTIFICATION PURPOSES  
ONLY AND IN CONJUNCTION  
WITH THE WRITTEN REPORT

W-BDY(0.33)  
GUTTER(0.05)CL

W-BDY(0.25)  
GUTTER ON BDY

Ivan Sterligov  
Registered Land Surveyor

CHALMERS

LOW CONCRETE WALL

LOW CONCRETE WALL

CONCRETE  
CARPARK

(0.06)

12.19

NOT FENCED

PLANTER

(0.04)

(0.07)

(0.14)

CRESCENT