



**39 Harrison Street, Maryville NSW 2293**

## Half Office - Half Warehouse

Located just five (5) minutes drive from the CBD, this well presented building includes an interesting mix of office and warehouse that offers:

- \* Ground floor office 82m2 (approx)
- \* First floor 39m2 (approx)
- \* Appointed with full kitchen, bathroom including shower and laundry
- \* Air conditioned and NBN equipped
- \* Warehouse 157m2 (approx) with high clearance roller door
- \* Three (3) phase power and security alarmed

An extensively fitted out building that is convenient to the city, harbour, port and the industrial highway.

Industrial  
FOR LEASE

278sqm