



**17 Neil Street, Merrylands NSW 2160**

## 2,725SQM Site with Approximately 523SQM Warehouse

Centrally located in Merrylands CBD, this freestanding warehouse presents a rare opportunity in a major growth area.

Features include:

- Warehouse with office component
- Within 3 kilometres of Parramatta CBD, and in close proximity to Woodville Road
- B6 Enterprise Corridor zoning enabling a wide range of uses (STCA)
- Sizeable concrete hardstand
- Off-street parking

For further information or inspections, please contact the listing agent.

Industrial  
FOR LEASE

523sqm



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