



**SMITHFIELD**  
33-35 Pauesi Street

3108 sqm

## SITE AREA 8,094m<sup>2</sup> DEVELOPMENT SITE WITH STRONG HOLDING INCOME

**Sold**

C&A Real Estate and Raine & Horne Commercial are excited to present 33-35 Pauesi Street Smithfield for sale via expression of interest. This prized freestanding industrial facility is situated within the tightly held Smithfield industrial precinct. This opportunity provides the purchaser with significant holding income and potential for future development (STCA).

Building improvements are split over 3 warehouses and office accommodation.

- Warehouse A: 951m<sup>2</sup>\*
- Warehouse B: 630m<sup>2</sup>\*
- Warehouse C 950m<sup>2</sup>\*
- Office accommodation: 511m<sup>2</sup>\*

Key highlights include:

Property ID	L21908252
Property Type	Industrial/Warehouse
Building / Floor Area	3108
Land Area	8094.0 sqm

### AGENT

**Mark Ammoun**

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✉️ [m.ammoun@rhc.com.au](mailto:m.ammoun@rhc.com.au)

- 3,108m<sup>2</sup>\*

Building area.

- 8,094m<sup>2</sup>\*

Site area.

- Opportunity to Invest, or develop the land (STCA)..

- Zoning: E4: General Industrial

- 400m\* metres to Cumberland Highway

Smithfield is situated in the epicentre of the booming Western Sydney industrial precinct, which continues to benefit from major infrastructure projects and phenomenal growth.

The site is strategically located allowing quick and easy access M4 & M7 Motorways.

To obtain a copy of the information memorandum or to arrange a site inspection, please contact exclusive agents listed below:

Mark Ammoun

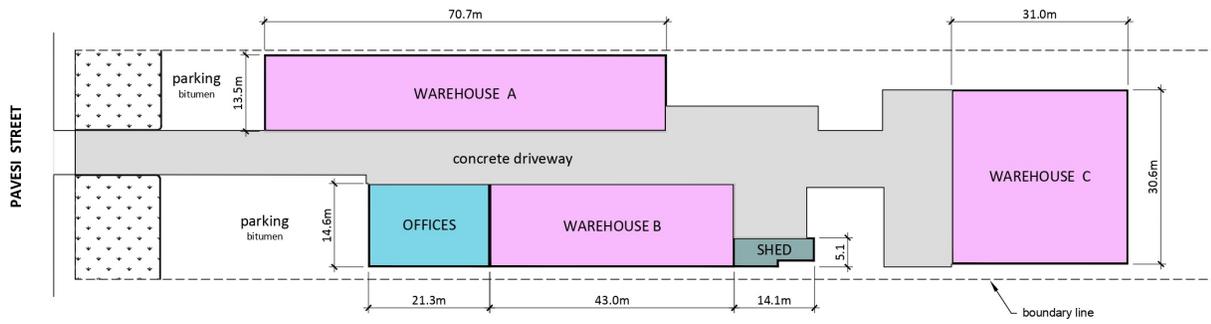
Raine & Horne Commercial

0410 532 733

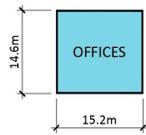
Gihad Chami

C&A Real Estate

0405 125 588



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**INFORMATION SCHEDULE**

Warehouse A.....	951 m <sup>2</sup>
Warehouse B.....	630 m <sup>2</sup>
Warehouse C.....	950 m <sup>2</sup>
Shed.....	66 m <sup>2</sup>
Offices.....	511 m <sup>2</sup>
Ground floor =	299 m <sup>2</sup>
First floor =	211 m <sup>2</sup>
<b>TOTAL LETTABLE AREA.....</b>	<b>3108 m<sup>2</sup></b>
<b>Land Area approx</b>	<b>8094 m<sup>2</sup></b>



0m 10m



**Disclaimer:** This plan has been prepared for marketing and presentation purposes only and is not part of any legal document. All measurements and figures are approximate and all interested parties should undertake their own enquiries as to the accuracy of the information.

**Norman Bortz - Drafting Service**  
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**MARKETING PLAN**

**33 - 35 PAVESI ST  
 SMITHFIELD, NSW 2164**

DWG No.	REV
J240/01	0
DATE	23/10/2015
SCALE	1:600 at A3

DO NOT SCALE DWG