



Prime 330 m2* Warehouse + Yard in the Heart of Parramatta

Contact Agent!

Positioned on sought after Marion Street, this versatile industrial style property offers exceptional accessibility, functionality, and potential for a range of uses.

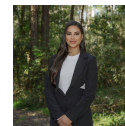
Key Features:

- Total area: Approx. 330m²
- Secure roller door access with direct street frontage
- Spacious open – plan warehouse with covered awning for all-weather operations
- Private gated yard ideal for parking, loading, or outdoor storage
- Solid brick construction with excellent natural light and ventilation
- Zoning: Mixed Use MU1

Prime location within moments of Parramatta CBD, Westfield, and major arterial roads.

This property presents an outstanding opportunity for trades, automotive, storage, creative studios, or small scale logistics looking to establish themselves in one of Western Sydney's most connected precincts.

Available Now: Noor Benjamin – 0478 115 079



Noor Benjamin
Commercial Property
Manager

