12/15 Henry St, Picton, NSW 2571

Sold - $1,240,000

Warehouse

For Sale – Versatile Industrial Unit in Prime Picton Locatio

Positioned in one of Picton's most tightly held industrial precincts, this 280m² unit presents an ideal opportunity for business owners or investors seeking functional space with future flexibility.

Comprising 241m² of ground-floor warehouse and a 39m² air-conditioned mezzanine, the unit offers excellent accessibility via a high-clearance roller door, three-phase power, a modern kitchenette, internal bathroom with shower, and generous internal height. Zoned E4 General Industrial, the property is suited to a wide range of uses including light manufacturing, storage, and trade-based operations.

Currently leased at $3,776.67 per month (approx. $45,320 per annum), the property offers a steady income stream while you plan your next move-whether that's continuing as a landlord or occupying the space down the track.

With easy access to Picton town centre, the Hume Motorway, and the wider Macarthur and Southern Highlands regions, this location offers convenience, growth potential, and long-term appeal.

Open for Inspection

By Appointment.

Listed By
Daniel Montes De Oca
Phone: (02) 4677 1348
Mobile: 0405 293 384

Listing Number: 3493069