Australian Property Choice
426 Stoney Creek Road,
Kingsgrove NSW 2208

12/37-39 York Rd, Jamisontown, NSW 2750

Auction

Industrial Land









Perfect Owner-Occupier or Smart Commercial Investment in Jam

Positioned within the highly sought-after Jamisontown industrial precinct, these versatile industrial strata unit offers an exceptional opportunity for owner-occupiers, investors, or trades looking to secure a footprint near Penrith's commercial hub.

Open for Inspection

By Appointment.

Auction Details
10/11/2026 at 10:30 AM

Featuring an expansive 14.4m x 12.0m main warehouse footprint (approx. 173mÂ² of clear-span space) under an insulated roof with translucent light panels, the property ensures excellent natural illumination throughout the day. Access is seamless via a high-clearance roller door (3.5m wide x 4.5m high) opening into a flexible office or secure internal vehicle entry bay, complemented by a professional glass double-door pedestrian entry.

Unlike standard concrete shells, this unit comes exceptionally well-equipped with premium, independent staff amenities including a separate lunchroom, a full bathroom/change room complete with a shower, and two separate WC units-making it immediately functional for high-headcount operations.

Key Features
• Total Footprint: Approx. 215mÂ² of highly functional industrial area.
• Warehouse Dimensions: 14.4m x 12.0m clear-span space with a rigid steel portal frame, ideal for vertical racking optimization.
• Premium Logistics Access: High-clearance industrial roller shutter (3.5m W x 4.5m H) plus glazed shopfront entry.
• Fully Self-Contained Amenities: Dedicated lunchroom/kitchenette, private shower/change room, and 2 individual toilets.
• Flooring & Internal Finish: Clean concrete slab with a modern partial tiled entrance/reception partition option.
• Allocated Parking: 3 designated on-site car spaces directly adjacent to the unit entry.
• Connectivity: Minutes to the M4 Motorway via Mulgoa Road and easy transit into the Penrith CBD.

Highly Suitable Usages
Given its high internal clearance, extensive self-contained staff amenities, and strategic location, the property is highly adaptable for:

• Warehousing & E-Commerce Distribution: Deep clear-span design perfectly holds multi-tier selective pallet racking.
• Light Manufacturing & Trades Workshop: Excellent setup for electrical, plumbing, joinery, or CNC machining with room for structural machinery and inventory storage.
• Fitness, Gym, or Martial Arts Studio: The concrete clear-span space, natural ventilation, high ceiling, and rare inclusion of internal shower facilities make it

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.