Australian Property Choice
426 Stoney Creek Road,
Kingsgrove NSW 2208

13/37-39 York Rd, Jamisontown, NSW 2750

$70,000 + GST and ougoings

Industrial Land















FOR LEASE

Positioned within a well-presented industrial complex in Jamisontown, this two-level unit offers a rare combination of solid warehouse functionality and a fully fitted-out office mezzanine - ready for a business to move straight in.

Open for Inspection

By Appointment.

The ground floor delivers a substantial main factory area with three additional workrooms, a dedicated loading area, and a roller door with 4.05m clearance for easy access by trucks and larger vehicles. Upstairs, the mezzanine level has been finished to a high standard, with a spacious reception, multiple private offices, several clerical/admin rooms, a kitchen, and shower facilities - ideal for staff, client meetings, or day-to-day administration.

Located in the established Jamisontown industrial precinct, the property benefits from easy access to the M4 Motorway and Mulgoa Road, placing it just minutes from Penrith's CBD, retail centres, and the wider Western Sydney business corridor - a location that continues to attract logistics, trade, and light-industrial operators thanks to its connectivity and growing surrounding population.

Property Features:
• Main Factory Area: 11.2m x 6.4m
• Three additional Workrooms: 5.5m x 4.0m, 5.5m x 3.2m, 5.5m x 3.7m
• Loading Area: 6.5m x 4.0m with roller door (4.05m height)
• Factory Entry and Offices Entry with separate access points
• Ground floor toilet/shower room
• Internal staircase to a fully fitted mezzanine level
• Reception area: 7.65m x 5.95m
• Four private offices (ranging from 2.7m x 3.0m to 3.2m x 3.0m)
• Three clerical/admin rooms (up to 6.4m x 2.75m)
• Kitchen and store room
• Upper-level toilet/shower room
• Excellent natural light and clean, modern presentation throughout offices

Ideal for:
• Distribution, logistics, or freight/courier operators

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.