

2/252-256 Hume Hwy, Lansvale, NSW 2166

\$1,079,000

Office Suite



MODERN INDUSTRIAL WAREHOUSE – OCCUPY OR INVEST

John B Grant Real Estate – Chester Hill is proud to present 2/255-256 Hume Highway, Lansvale to the market. Perfectly positioned in a high-exposure location, this modern industrial unit offers an outstanding opportunity for owner-occupiers or savvy investors looking to secure a quality asset in the heart of Lansvale's sought-after industrial precinct.

Open for Inspection

By Appointment.

Key Features:

- Modern factory/warehouse space of approximately 213 sqm
- Additional 30 sqm mezzanine-level office
- High clearance warehouse with approx. 7m internal height
- Large roller shutter door approx. 5m, perfect for truck access and deliveries
- Zoned E4 General Industrial – ideal for a variety of uses (STCA)
- Built in 2006 – solid, modern construction
- Includes kitchenette and bathroom amenities
- 2 registered on-site car spaces with ample visitor parking
- Currently tenanted at \$48,000 PA, with lease expiring on 1st September 2025
- Option to retain tenants or occupy the property

Outgoings:

- Water Rates: \$383.25 per quarter, approximately
- Strata Levies: \$ 856.90 per quarter, approximately
- Council Rates: \$ 413.00 per quarter, approximately

Whether you're expanding your business, relocating, or investing, this property ticks all the boxes for functionality, location, and value.

For further details or to arrange a private inspection, contact Zeth Grant from John B Grant Real Estate, Chester Hill today.

Listed By



Zeth Grant

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