**Australian Property Choice**
426 Stoney Creek Road,
Kingsgrove NSW 2208

## 2/37-39 York Rd, Jamisontown, NSW 2750

**Auction**

Industrial Land














# Secure Your Business Future in Jamisontown's Premier Industr

Positioned in the heart of Jamisontown's thriving industrial precinct, this versatile strata-titled factory unit offers the perfect blend of warehouse space, office amenities, and rare street-facing exposure.

Whether you are an owner-occupier looking to elevate your business presence or an investor seeking a high-demand asset, this property delivers on all fronts.

**Open for Inspection**

By Appointment.

Key Property Features:
Total Area: Approximately 324mÂ² of functional space.
High-Clearance Warehouse: Approx. 281mÂ² of clear-span factory floor, ideal for manufacturing, storage, or distribution.
Secure Front Yard: A dedicated 12.99mÂ² yard providing excellent external storage or additional parking.
Professional Mezzanine: A light-filled, mezzanine office (approx. 34.6mÂ²) complete perfect for administration and management.
Prime Exposure: Significant street frontage onto Abel Road, offering excellent signage opportunities.
Convenient Amenities: Includes a dedicated reception area, staff kitchenette, and internal W/C and shower facilities.
Parking: Three dedicated car spaces on-title.

Strategic Location: Just minutes from the M4 Motorway, Mulgoa Road, and Penrith CBD, ensuring seamless logistics and accessibility.

Suitable Usage:

The flexible layout and E4 General Industrial zoning (or equivalent) make this unit suitable for a wide range of business operations, including:
Light Manufacturing & Workshops (Joinery, Metalwork, Automotive).
E-commerce Distribution & Warehousing.
Trade Supplies & Wholesale.
Professional Services requiring integrated warehouse/office space.

Auction: 27 Oct 10.30am
In-room: 50 Margaret Street Sydney
Online bidder registration: https://auctionslive.com/app/bidder-registration/KN2nn

**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.