

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

\$1,590,000 Plus GST

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.

**Open for Inspection**

By Appointment.

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.

### Key Property Features:

- Total Area: Approximately 324m<sup>2</sup> of functional space.
- High-Clearance Warehouse: Approx. 213m<sup>2</sup> of clear-span factory floor, ideal for manufacturing, storage, or distribution.
- Secure Front Yard: A dedicated 67.5m<sup>2</sup> yard providing excellent external storage or additional parking.
- Professional Mezzanine: A light-filled, 'L-shaped' mezzanine office (approx. 34.6m<sup>2</sup>) complete with air conditioning-perfect for administration and management.
- Prime Exposure: Significant street frontage onto York 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.

Don't miss out on securing a foothold in one of Western Sydney's most sought-after industrial hubs. For further details or to arrange a private inspection, please contact: Abdul Moussalli 0412 800 400 Australian Property Choice

Speak with our accredited mortgage consultant regarding a new commercial loan

### Listed By

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