

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

\$1,490,000 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. 281m<sup>2</sup> of clear-span factory floor, ideal for manufacturing, storage, or distribution.

Secure Front Yard: A dedicated 12.99m<sup>2</sup> yard providing excellent external storage or additional parking.

Professional Mezzanine: A light-filled, mezzanine office (approx. 34.6m<sup>2</sup>) 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.

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

### Listed By

Abdul Moussalli

Phone: (1300) 776 778

Mobile: 0412 800 400

