

## 2/6 Exchange Pde, Smeaton Grange, NSW 2567

**\$2 850 000 - \$2 950 000**

Warehouse



### NEAR NEW INDUSTRIAL PROPERTY WITH CORPORATE APPEAL

C&A Real Estate in conjunction with Raine & Horne Commercial Bankstown are excited to exclusively present 2/6 Exchange Parade, Smeaton Grange, a versatile industrial property offered for sale via Private Treaty.

**Open for Inspection**

By Appointment.

Positioned within a small, boutique industrial complex, this impressive property presents an outstanding opportunity for owner-occupiers, investors and businesses seeking a modern, secure and highly accessible premises within one of South West Sydney's established industrial locations.

The property combines a 648m<sup>2</sup> building area\*, quality internal presentation, excellent vehicle access and a highly functional warehouse configuration. Its attractive glass-fronted façade and modern fixtures and fittings make it particularly well suited to businesses where presentation and customer-facing appeal are important.

#### Key Features

- 648m<sup>2</sup> total building area\*
- High-clearance warehouse with weather-protected awning
- Impressive glass-fronted façade providing a modern corporate appearance
- Three (3) allocated on-site parking spaces
- Secure gated and fenced complex
- Excellent truck and vehicle access
- Modern fixtures and fittings throughout
- Air-conditioned office/showroom areas
- Two toilets plus shower facilities
- Suitable for a range of industrial, showroom and bulky-goods style uses, subject to Council approval (STCA)
- Ready for immediate occupation
- Secure site with excellent accessibility
- Surrounded by established industrial, commercial and trade-related business

#### Strategic Location & Access

Ideally positioned in the established Smeaton Grange industrial precinct, 2/6 Exchange Parade offers excellent connectivity to South West Sydney and the wider metropolitan area. The property is conveniently located close to Camden Valley Way, Marulan Road and the Hume Highway, providing efficient access to the M5

#### Listed By

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