Australian Property Choice
426 Stoney Creek Road,
Kingsgrove NSW 2208

3/37-39 York Rd, Jamisontown, NSW 2750

$1,400,000

Industrial Land















SECURE INDUSTRIAL UNIT WITH QUALITY TENANT IN PLACE

A well-presented industrial unit with dual street exposure to York Road and Abel Street, tenanted by an established boxing gym. It offers a secure income stream in one of Penrith's most active commercial precincts.

Open for Inspection

By Appointment.

Lease Summary
• Tenant: BroFit Gym (boxing and hybrid strength training)
• Annual rent: $65,000 + GST + outgoings
• Lease expiry: 31 January 2029
• Outgoings: Payable by the tenant in addition to the rent

Property Features
• Warehouse/factory of approx. 16.0m x 12.85m (approx. 205 sqm), with high clear-span ceilings, skylighting and natural light
• Mezzanine level with two rooms, suitable for offices, a studio or storage
• Private fenced yard of approx. 13.0m x 5.2m (approx. 68 sqm) with direct access to Abel Street
• Multiple access points, including a glass-fronted office/showroom entry and a side opening to the yard
• WC, bathroom with shower, and separate storage room
• Car spaces allocated to the unit, plus on-site visitor parking and accessible bays
• Rubber-matted flooring throughout, fans and an established fit-out by tenant
• Security cameras and external lighting

Location
Jamisontown sits at the center of Penrith's established industrial and commercial hub.
• Frontage to York Road, opposite Jamison Park and its sporting fields, skate park and playgrounds
• Minutes from Mulgoa Road, the main arterial for the Penrith region
• Close to the M4 Motorway, with direct access to Sydney, Parramatta and the western growth corridor
• Surrounded by Penrith's major attractions: Panthers Leagues Club, BlueBet Stadium and Cables Wake & Aqua Park on the Nepean River
• Strong local workforce, a growing population and diverse neighbouring tenants, including trades, automotive, retail and storage operators

Ideal For

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.