

35 Henry St, Picton, NSW 2571

\$4,500,000

Warehouse



## Rare Industrial Opportunity on 4,293m<sup>2</sup> in Picton

Positioned in Picton's tightly held industrial precinct, 35 Henry Street presents a rare opportunity to secure a substantial 4,293m<sup>2</sup> parcel of land with excellent accessibility, strong holding income, and long-term upside.

Currently operating as a truck repair facility, the property is leased to a truck/diesel mechanic and generating a strong income of \$5,396.77 per month (including GST), equating to approximately \$64,761 per annum (including GST). This provides an immediate return for investors while still offering future flexibility for owner-occupiers or developers.

Zoned E4 General Industrial (subject to council confirmation), the property allows for a wide range of industrial and compatible commercial uses (STCA), including warehouses, light and general industry, transport depots, and business premises.

The improvements include an industrial building of approximately 452m<sup>2</sup>, designed for functionality and versatility. The workshop features three large bays, ideal for accommodating trucks and heavy vehicles, along with three offices, providing practical administrative space. The property is further supported by two bathrooms and three toilets, catering well to staff and operational needs.

A substantial mezzanine level (approx. 11m x 2.2m) adds valuable additional storage or workspace, enhancing the overall usability of the building.

Externally, the site offers ample space for heavy vehicles, machinery, hardstand, and storage, with excellent accessibility for larger transport movements. The expansive land size also provides scope for future expansion or redevelopment (STCA).

Strategically located just minutes from Picton town centre and with convenient access to major transport routes, the property benefits from both accessibility and strong local demand for industrial space.

### Property Features

- Large 4,293m<sup>2</sup> industrial parcel
- Zoned E4 General Industrial (STCA)
- Approx. 452m<sup>2</sup> industrial building
- Three large workshop bays

### Listed By

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**Open for Inspection**

By Appointment.

