

4-6/37 York Rd, Jamisontown, NSW 2750

\$300,000 plus GST and outgoings

Industrial Land



## Prime Commercial Showroom & Warehouse

Position your business at the forefront of Jamisontown's premier industrial and commercial precinct. This substantial strata unit offers a rare combination of high-end showroom aesthetics, functional warehouse space, and high-visibility street frontage. Located directly across from the busy Jamison Park and within minutes of the M4 Motorway, this is an ideal headquarters for established brands or growing enterprises.

**Open for Inspection**

By Appointment.

### Property Highlights

**Expansive Floor Plate:** A versatile internal layout including a large glass-fronted showroom, multiple partitioned offices, and clear-span warehouse areas.

**High Exposure Frontage:** Significant signage opportunities and floor-to-ceiling glass windows facing York Road, capturing constant passing traffic.

**Functional Loading:** Multiple high-clearance roller doors 3.35W x 4.2H and 4.15W x 4.2H with awning protection for all-weather loading.

**Ample Parking:** Dedicated on-site parking for staff and customers directly in front of the premises.

**Modern Amenities:** Includes a dedicated staff kitchenette, multiple WC facilities, and air-conditioned office/showroom spaces.

**Outdoor Space:** Includes a rare \$28.15m x 5.2m rear yard area for additional storage or external operations.

**Strategic Location:** Situated in the heart of the Jamisontown industrial hub, the property enjoys seamless connectivity to Greater Sydney:

**M4 Motorway:** 2-minute drive for rapid east/west transit.

**Mulgoa Road:** Immediate access to Penrith's main arterial link.

**Lifestyle & Amenities:** Moments from Panthers Leagues Club, BlueBet Stadium, and the Nepean River precinct.

**Suitable Usages:**

### Listed By

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