

5/21 Cemetery Rd, Helensburgh, NSW 2508

Price Guide: \$650,000 - \$700,000

Warehouse



## Versatile Industrial Unit - Ideal for E-Commerce, Storage or

This neatly presented and well-maintained industrial unit is perfectly suited to e-commerce operators, storage solutions, or light manufacturing. Located in one of Helensburgh's most tightly held industrial complexes, this is an opportunity not to be missed.

Boasting a functional layout and a high-quality mezzanine with generous clearance, this property offers flexibility and efficiency for a range of business types.

- Unit 5/21 Cemetery Road, Helensburgh
- 110sqm Factory + Quality Mezzanine
- Leased at \$666/week + Outgoings
- Located in a Secure, Sought-After Complex

### Property Features:

- Modern office area
- Kitchenette amenities
- Two allocated car spaces
- 3-phase power
- Electric roller door
- High-clearance mezzanine
- Secure, gated complex
- Easy access to M1 Motorway

Currently leased with 2 years remaining on a 3-year lease, generating \$666 per week + all outgoing, this unit provides a solid and secure investment opportunity in a high-demand area (with option to terminate lease if required).

Ideally positioned just minutes from the highway and only 15 minutes from Sydney CBD, Helensburgh is a rapidly growing industrial hub with very limited supply of

### Listed By

Simon Beaufils

Phone: (02) 4294 7000



### Open for Inspection

By Appointment.