

615 Princes Hwy, Russell Vale, NSW 2517

\$1,650,000

Warehouse



Prime Location Northern Gateway to Wollongong – E3 Productiv

An exceptional opportunity to secure a substantial 1,568m² landholding in one of the Illawarra's most tightly held commercial corridors. Positioned along the highly exposed Princes Highway in Russell Vale, this property presents a rare chance to acquire E3 Productivity Support zoned land just minutes from Wollongong's northern gateway.

Open for Inspection

By Appointment.

Commercially zoned sites of this scale north of Wollongong are increasingly scarce, making this property particularly attractive for investors, developers and owner-occupiers seeking a strategic position within the region's growing industrial and commercial market.

The site benefits from excellent highway exposure and accessibility, with direct connectivity to major transport routes linking the Illawarra with Sydney and the greater South Coast. Its location places it within easy reach of Wollongong CBD, and surrounding industrial precincts.

The property currently includes an existing building configuration offering holding income potential or functional workspace while future development plans are explored (STCA).

Key Property Highlights:

- 1,568m² landholding* in a prominent highway location
- E3 Productivity Support zoning allowing a wide range of commercial and light industrial uses (STCA)
- Exceptional Princes Highway exposure with strong passing traffic
- Rare opportunity to secure commercially zoned land north of Wollongong
- Strategic position between Sydney and Wollongong with convenient regional connectivity
- Potential for owner-occupiers, investors, or redevelopment (STCA)
- Existing improvements providing immediate usability or holding income

With limited supply of commercially zoned land available in the northern Illawarra, 615 Princes Highway, Russell Vale represents a compelling opportunity to capitalise on a strategic location within a rapidly evolving commercial corridor.

Potential to be sold along with neighbouring property

Listed By

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