

70 Mustang Dr, Rutherford, NSW 2320**\$2,950,000**

Warehouse

**Tenanted investment for sale with great upside in Rutherford**

Comelli Commercial is pleased to offer for sale 70 Mustang Drive, Rutherford, an exceptionally well-positioned, fully leased industrial asset located within one of the Hunter Region's most established and strategically important industrial precincts.

Open for Inspection

By Appointment.

The property is underpinned by a long-standing tenancy to Cooper Fluid Systems, a division of Coventry Group Ltd, an ASX-listed company founded in 1936. This association provides investors with a high-calibre corporate covenant, strong income security, and alignment with a nationally recognised industrial services provider.

Features:

- 3,157m²* total land area
- 905m²* workshop and office
- Proposed building of 384m²* can be built at the rear of the site generating an additional rental income
- 10-tonne overhead crane
- Zoned E3 Productivity Support
- 4 roller doors
- 23m²* wash bay
- 100 Amps per phase
- Tenanted by Coventry Group Ltd since 2019
- 900* metres to New England Highway
- 2.5* kilometres to Anambah Business Park
- 16.6* kilometres to the Hunter Expressway

Benefiting from its strategic location within the Rutherford industrial precinct, 70 Mustang Drive offers direct exposure to the region's core economic drivers, including mining, manufacturing, construction, and heavy industry supply chains. Cooper Fluid Systems is deeply embedded in these sectors, servicing major operators across the Hunter and contributing to the property's stability and long-term relevance. The broader precinct continues to evolve, with the ongoing expansion of Anambah Business Park and surrounding industrial estates creating a critical mass of high-quality industrial activity.

*Approximately

Listed By

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