

74A Mustang Dr, Rutherford, NSW 2320

\$2,750,000

Commercial Shop



Craned Workshop Holding - Vacant Possession

Comelli Commercial is pleased to present 74A Mustang Drive, Rutherford, an off-market opportunity for sale. Positioned within one of the Hunter Region's fastest-growing industrial precincts, this property comprises 3,800sqm of E3 Productivity zoned land*, offering an exceptional opportunity for occupiers, investors, and developers alike.

Open for Inspection

By Appointment.

The site offers a 1,000m²* high-clearance warehouse with a 10t overhead crane, designed to accommodate a wide range of industrial, logistics, and manufacturing uses. Located within the booming Rutherford industrial corridor, the property benefits from excellent connectivity, strong surrounding infrastructure, and proximity to major transport routes, making it a strategic base for business growth.

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.

This growth has driven:

- ? Rising industrial land values
- ? Significant infrastructure upgrades
- ? Continued private-sector development
- ? Strengthening tenant demand and
- ? A maturing, investment-grade industrial

This Property Features

- ? Workshop 1000 sqm + concrete and gravel of hardstand
- ? Total block size 3800 sqm
- ? High clearance with 10 tonne overhead crane
- ? 200 Amps per phase
- ? Constructed 2022
- ? Strategic Location: Located in the middle of the industrial are of the Hunter Region

Listed By

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