

## 74A Mustang Dr, Rutherford, NSW 2320

Contact Agent

Commercial Shop



### 1,000sqm Craned workshop suitable for an Owner Occupier or I

Comelli Commercial is pleased to offer for sale 74A Mustang Drive, Rutherford. This vacant opportunity presents significant upside for buyers seeking flexibility and future growth. With a substantial landholding, quality warehouse improvements, and its position within a rapidly expanding industrial precinct, the property offers immediate functionality. As the surrounding industrial corridor continues to strengthen, 74A Mustang Drive stands as a strategic, high-growth asset ready to capitalise on the area's ongoing momentum.

**Open for Inspection**

By Appointment.

#### Features:

- 3,800m<sup>2</sup>\* land area
- 1,000m<sup>2</sup>\* workshop
- 10-tonne overhead crane
- Suitable for the savvy investor or owner occupier
- Currently tenanted on an expired lease
- Offered with vacant possession
- 200 Amps per phase
- Zoned E3 Productivity Support
- 6 roller doors
- Generous hardstand for vehicle maneuvering and loading
- 900\* metres to New England Highway
- 2.5\* kilometres to Anambah Business Park
- 16.6\* kilometres to Newcastle

The property is offered with vacant possession, providing investors the ability to immediately secure a new lease and capitalise on strong tenant demand within the Rutherford Anambah industrial market.

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.

#### Listed By

Christina Comelli

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