

**3/5-7 Wiltshire St, Minto, NSW 2566****Sold - 16/11/2022**Industrial Strata Unit, Warehouse & Office, Warehouse 3 

## MODERN INDUSTRIAL INVESTMENT

The property is located on Wiltshire Street Minto, opposite Minto Railway Station.  
Modern and well presented industrial unit in a secured complex

- \* Total Area - 296m<sup>2</sup>
  - \* Floor space 257m<sup>2</sup> and;
  - \* Mezzanine office 39m<sup>2</sup>
  - \* Reception area
  - \* IN2 - Light Industrial Zoning
  - \* Security alarm system
  - \* LED warehouse lighting
  - \* Three phase power
  - \* Easy truck access with 7m container height roller door
  - \* Small complex of only nine units
  - \* Securely fenced with gates to complex on timer, 24 hour access, via token
  - \* Ample off street car spaces
  - \* Facilities consist of 3 toilets and shower
  - \* This property is leased till at least 13 March 2024
- \* Inspection is by appointment only, contact Andrew Magalas 0403 259 286 for further details.

### Open for Inspection

By Appointment.

### Property Features

- Secure Complex
- 3 Phase power
- Good truck access
- IN2 - Light Industrial Zoning
- Shower
- Leased Investment

### Listed By

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