

Lot 3/10 Lymore Ave, Thornleigh, NSW 2120

FOR SALE | Contact Agent

Office Suite



## Exceptional Opportunity, Invest or Occupy - Spacious Warehouse

Ideal for entrepreneurs seeking a flexible space accommodating both online and offline sales, this property stands out as the optimal choice for your business endeavours. This spacious strata warehouse in Thornleigh's Business District offers a rare opportunity for investment or owner occupancy in the competitive industrial market.

**Open for Inspection**

By Appointment.

Located off Sefton Rd, this clean, secure, and well-presented unit, previously used as a Martial arts gym, is ready for immediate use, catering to small and medium-sized businesses. With excellent access to major motorways, including the M1 and M2, Pacific Highway, and Pennant Hills Road, the approximate 311sqm total area property is suitable for both investors and owner-occupiers.

Conveniently situated only 1.3km to Normanhurst train station plus an array of nearby recreational amenities and local shops, this flexible warehouse is an excellent option for businesses in need of storage, production, or manufacturing space (subject to council approval). The high-clearance strata warehouse, with enhanced security and practical amenities, provides a strategic and well-maintained solution in a sought-after location. Given the scarcity of industrial properties for sale, particularly in this area, it represents an unmissable opportunity.

### Key Features:

- High Clearance: Facilitates easy truck access, optimising logistical operations.
- Strategic Location: Proximity to major motorways and transport routes for excellent connectivity.
- Clean and Secure: Well-maintained, clean, and secure, creating a positive business environment.
- Convenient Amenities: Self-contained unit with separate male and female toilets, showers, and a small kitchen sink.
- Designated Parking: Four parking spaces on title for staff and client convenience, emphasising practicality.
- Flexible Space: Suitable for small to medium-sized businesses, offering storage, production, or manufacturing space.
- Investment Opportunity: Ideal for both investors and owner-occupiers, presenting a rare find in the current industrial market.

Address: Lot 3/10 Lymore Avenue, Thornleigh (also known as Unit 5)

For Sale: Contact Agent

Inspect: As advertised or by appointment

Contact: Ho Lim (Adam) Song 0426 149 356 or adam@ljhbl.com.au

### Listed By

The Office

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