

Raine&Horne® Commercial

ARNCLIFFE
1/13-15 Wollongong Road

347 sqm

5 

ARNCLIFFE'S LAST INDUSTRIAL WAREHOUSE 347m2 + 5 CAR SPACES



For Sale By Auction Tuesday 27th May 2025

Positioned at the front of Arncliffe's last remaining industrial estate, this well-presented warehouse and office is ideally located minutes from the Princes Highway & the M5 on ramp, Arncliffe Train station and just 10 kilometres from the Sydney CBD.

- > Modern industrial complex featuring wide driveways and easy vehicle access
- > 347m2* building area plus 5 car spaces
- > Container height motorized roller door with high clearance warehousing up to 6 metres
- > Ground floor showroom/ storage areas
- > First floor air-conditioned offices
- > Kitchen, bathroom & shower amenities on the ground floor

Property ID	L19243903
Property Type	Industrial/Warehouse
Building / Floor Area	347
Car Spaces	5

AGENT

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- > Short term leases in place, currently returning \$122,909.09 per annum + GST*
- > Uniquely zoned R4 High Density Residential offering enormous future growth potential
- > In a central & appealing position just 400 metres* from Arncliffe Train Station, near Sydney Airport, Port Botany and the Sydney CBD.

*All amounts, areas and distances are approximate