

Raine&Horne. Commercial

LEUMEAH
11/3 Hollylea Road

271 sqm

SHOWROOM / WAREHOUSE / OFFICE - MULTIPLE OPTIONS

\$895,000 + GST

Raine and Horne Commercial Liverpool are pleased to present this business unit to the market for sale.

Conveniently located in a popular complex within close proximity to Campbelltown Road & Leumeah Railway Station. The complex has dual street access via two driveways and is a short drive to Campbelltown CBD. This is a rare opportunity for any astute investor or owner-occupier, to take advantage of this warehouse including a mezzanine floor offering additional storage space, on-site parking spaces, amenities and easy access to the Hume Motorway & other major arterial roads. A rare opportunity indeed.

Some of the property features include;

- 171sqm as per strata plan
- Additional mezzanine floor approximately 100sqm

Property ID	L1174681
Property Type	Industrial/Warehouse
Building / Floor Area	271

AGENT

Stefan Baudana

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- Total usable floor space approximately 271sqm
- 40 car spaces on site dedicated for customers
- Complex has excellent exposure to Campbelltown Road
- Separate driveway access for truck & container access to the rear of the unit
- Previously used as a storage facility
- Easy walk to Leumeah Railway Station.
- E3 Productivity Support allows light industries, offices & specialised retail premises

Be sure to register your interest as this one will be sold!

For further information or to arrange an inspection please contact the nominated listing agents at Raine & Horne Commercial Liverpool;

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