

Raine&Horne. Commercial

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PRESTONS
Unit 12/2 Ash Road

366 sqm

3 

Prime Industrial Warehouse in Prestons

Price on Application

An outstanding opportunity for investors to secure a well-maintained industrial asset in the heart of one of South-West Sydney's most dynamic commercial precincts.

Currently tenanted by a reputable tenant on a secure 5 + 5-year lease, this property delivers strong rental returns and long-term income stability-making it a valuable addition to any commercial investment portfolio.


Key Features:


- Secure lease in place with quality tenant on 5-year lease + 5-year option
- Attractive rental income with annual increases
- Low-maintenance property with minimal outgoings
- Located in a high-demand industrial zone with low vacancy rates

Property ID	L35720653
Property Type	Industrial/Warehouse
Building / Floor Area	366
Car Spaces	3

AGENT

Vincent Stevens

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- Total Building Area: Approx. 366m²
- High-clearance warehouse with wide roller door access
- Air-conditioned office space ideal for administrative or showroom use
- Modern amenities including kitchenette and bathroom facilities
- Three designated on-site car spaces
- Situated in a secure, gated complex with excellent truck and container access
- Minutes to M5 and M7 Motorways – seamless access to Sydney metro and beyond
- Close proximity to Liverpool CBD, major freight routes, and distribution centres
- Part of a thriving industrial/commercial estate surrounded by well-established businesses

To discuss this opportunity or to book an inspection, contact the nominated listing agents at Raine & Horne Commercial Liverpool on 9600 7666 or call direct on their mobile.

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