Raine&Horne. Commercial

Raine & Horne & Raine & Horne & Commercial Commercial & Raine & Horne & Commercial & Commercial

MINTO 17/13 Swaffham Road

238 sqm

2 61

FOR SALE BY AUCTION - INDUSTRIAL STRATA UNIT VACANT POSSESSION

Auction

- QUALITY INDUSTRIAL WAREHOUSE FOR SALE BY AUCTION
- VACANT POSSESSION
- AUCTION: FRIDAY, 5 DECEMBER, 1PM ONSITE

A Rare Opportunity in Minto's Thriving Industrial Hub – Positioned in one of Sydney's most indemand industrial precincts, these high-quality strata warehouse presents an outstanding opportunity for owner-occupiers and investors. With vacant possession at settlement, the property is ready for immediate occupation or leasing, offering the perfect blend of warehouse and mezzanine space within a modern, secure complex.

Key Features

• Total Area: 238m² (as per strata plan)

Property ID

L37328177

Property Type

Industrial/Warehou

se

Building / Floor

238

Area

Car Spaces 2

AGENT

Vincent Stevens

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- Warehouse Floor Area: 194m² (approx.)
- Mezzanine Office/Storage: 44m² (approx.)
- Vacant Possession move in or lease out with no delays
- High-clearance warehouse internal height of 7 metres with electric roller shutter door.
- 3 phase power, security fencing, excellent access & parking
- Air conditioned & carpeted offices on the mezzanine level
- Modern complex with easy truck access and on-site parking
- Located just off Airds Road, within Minto's established industrial estate
- Excellent connectivity to M5 and M7 Motorways via Campbelltown Road
- Close proximity to Minto Train Station, local services, and amenities
- · Situated among other quality businesses in a strong industrial community
- Investor appeal Strong rental demand in the Macarthur/Minto industrial corridor
- Owner-occupier ready Secure your business premises in a tightly held location

Auction Details: FRIDAY, 5 DECEMBER, 1PM – ONSITE (17/13 Swaffham Road MINTO)

This is a rare vacant possession industrial stratum offering in one of Sydney's most soughtafter west precincts. If you would like to arrange a private inspection or discuss further, don't hesitate to contact our office on 9600 7666 or directly on:

Samuel Mazzaferro 0405 910 500

Vincent Stevens 0409 609 774