

# Raine&Horne® Commercial

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MINTO  
17/13 Swaffham Road

238 sqm 2 

## SOLD BEFORE AUCTION - INDUSTRIAL STRATA UNIT VACANT POSSESSION

Sold for \$1,125,000 (Nov 10, 2025)

- QUALITY INDUSTRIAL WAREHOUSE SOLD BEFORE AUCTION
- VACANT POSSESSION
- TOTAL AREA: 238m<sup>2</sup> (as per strata plan)

Property ID	L37328177
Property Type	Industrial/Warehouse
Building / Floor Area	238
Car Spaces	2

## AGENT

**Vincent Stevens**  
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A Rare Opportunity in Minto's Thriving Industrial Hub – Positioned in one of Sydney's most in-demand 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: 238m<sup>2</sup> (as per strata plan)

- Warehouse Floor Area: 194m<sup>2</sup> (approx.)
- Mezzanine Office/Storage: 44m<sup>2</sup> (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
- Newly installed air conditioning and carpeting in the mezzanine-level offices – all freshly painted
- Newly installed kitchenette on the ground 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

This is a rare vacant possession industrial stratum offering in one of Sydney's most sought-after 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

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