



BERESFIELD
6/29 Yilen Close

269 sqm

2 

Unrivalled Premium Industrial Unit

\$1,050,000

Welcome to 6/29 Yilen Close Beresfield, a modern industrial/warehouse property that offers both functionality and style.

Situated on a generous land area of 2440 sqm, this property boasts a spacious building area of 269 sqm that was constructed in 2022. The property features a contemporary design with high-quality finishes throughout.

The property offers a great opportunity for investors or owner-occupiers looking to secure a prime industrial space.


Additional features of the property include a well-designed architecture, a functional floor plan, and a mix of indoor and outdoor spaces that are perfect for a range of industrial uses.


- Unit 6 – 269m²
- Lower front and rear level glass façade access

Property ID	L26222424
Property Type	Industrial/Warehouse
Building / Floor Area	269
Car Spaces	2
Land Area	2440.0 sqm

AGENT

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- Full concrete tilt up construction with high warehouse clearance up to 7m
- High bay LED lighting & 3 phase power
- Quality kitchenette, disabled amenities
- Large 3.6m W x 4.8m H electrically powered roller doors
- Allocated car parking with ample truck manoeuvring
- Minutes to the M1 Sydney – Newcastle Expressway
- DA approved for future built mezzanine level
- 2 onsite dedicated carparks

Don't miss out on this fantastic opportunity to own a modern industrial/warehouse property in a sought-after location. Contact us today to arrange a viewing or for more information.

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