

# Raine&Horne® Commercial

KINGSWOOD  
22 Cox Avenue

495 sqm

## Freehold Multi-Tenancy Opportunity

### Sold

This rare multi-tenancy property presents a fantastic opportunity in a prime location near Kingswood Station, offering immediate convenience and strong future growth potential.

#### Key Features:

- Prime 1,082sqm (approx.) regular-shaped lot
- Single title, offered in one line
- Just 300m from Kingswood Train Station
- Ideal for owner-occupiers or investors
- 2 street-facing units, 1 rear unit totaling 495sqm (approx.)
- Zoned E4 General Industrial

Property ID	L32868762
Property Type	Industrial/Warehouse
Building / Floor Area	495
Land Area	1082.0 sqm

#### AGENT

Liz Prasad

📞 0417 228 506

✉️ [liz.prasad@rhc.com.au](mailto:liz.prasad@rhc.com.au)

#### Tenancy Details:

- Unit 22A: Vacant
- Unit 22B: Lease expires April 2026, returning \$29,000 Gross per annum
- Unit 22C: Lease expires May 2027, returning \$29,000 Gross per annum

The Kingswood industrial precinct is benefiting from significant infrastructure projects, including the new Western Sydney Airport, the M12 Motorway, and the Metro Western Sydney Airport line, all within close proximity (5km east). The area boasts excellent connectivity to the Great Western Highway, M4 and M7 Motorways, and the Northern Road.

The NSW government has identified Kingswood as a priority growth area, with a promising development outlook. The area is also emerging as a health and education hub, anchored by Nepean Hospital, TAFE, and Western Sydney University.

For a detailed information memorandum or to arrange an inspection, please contact the exclusive agents.

\*All sizes quoted are approximate