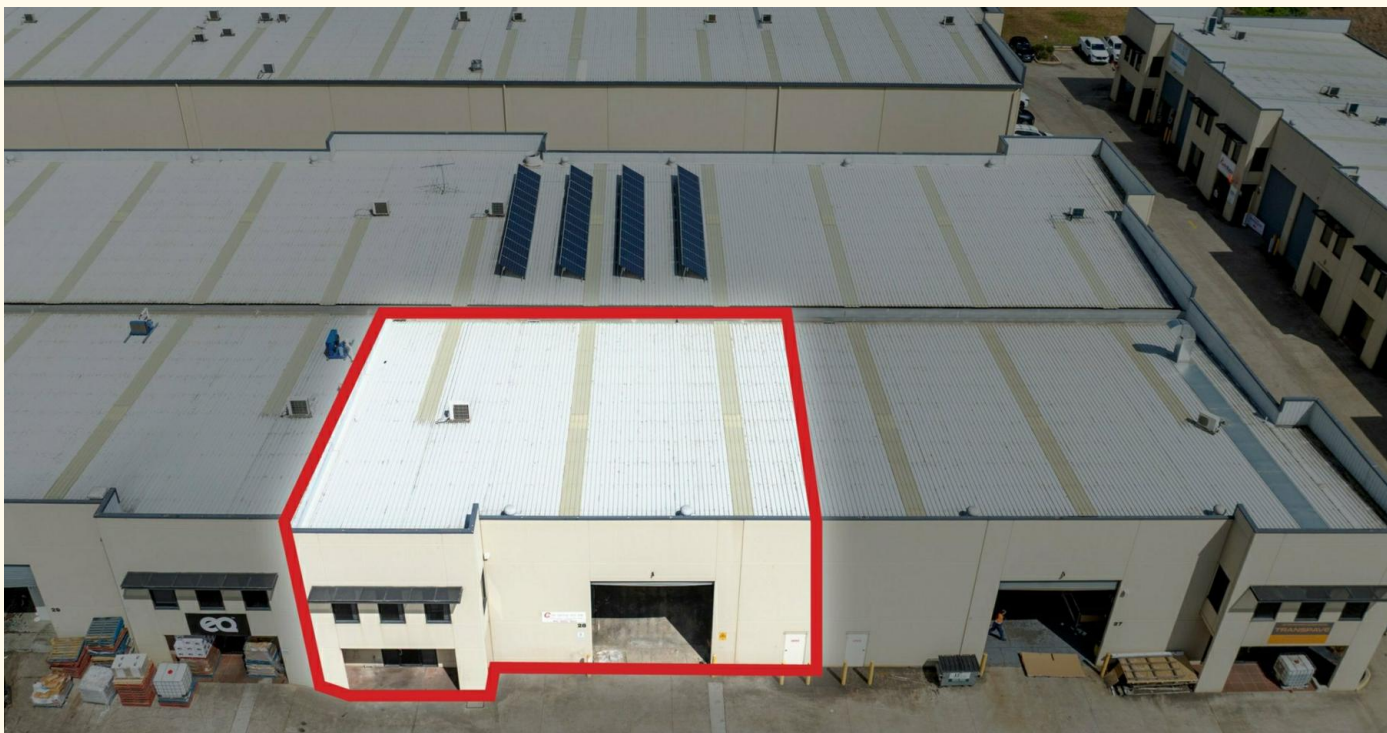




28/13 Swaffham Road, Minto

For Sale – Quality Industrial Unit in the Heart of Minto's Industrial Precinct

Perfectly positioned in Sydney's South West growth corridor, this quality industrial unit presents an outstanding opportunity for owner-occupiers or investors seeking a functional and well connected property in a tightly held location. Situated within Minto's established industrial and commercial precinct, the property offers seamless access to the Hume Highway, Sydney CBD, Port Botany, and Sydney Airport.

Constructed of concrete panel, the unit features a high clearance warehouse with access via a single container height roller door, ensuring efficient truck movement. The property also includes a ground-floor kitchenette, male/female amenities, and a carpeted, air-conditioned mezzanine office.

Key Features:

- High internal clearance warehouse
- Container height roller door
- High power supply of 100amps per phase
- Air-conditioned mezzanine office

FOR SALE
Contact Agent

BUILDING AREA
426sqm

AGENTS

Aaron Ward
0404 082 445
aaron.ward@ljhooker.com.au

AGENCY

Macarthur
(02) 4620 6111

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- Kitchenette and amenities
- Ample on-site parking
- Secure industrial estate
- ADDITIONAL MEZZANINE STORAGE OF 70SQM (approx.)

An excellent opportunity to secure a modern industrial unit in a proven South West Sydney location, ideal for a range of business or investment purposes.

For more information or to book an inspection please contact exclusive agent Aaron Ward on 0404 082 445.

Disclaimer: This information is provided as general information only. The details contained herein have been supplied to LJ Hooker Commercial Macarthur by third parties or obtained from sources believed to be reliable. LJ Hooker Commercial Macarthur has not independently verified the information and does not guarantee its accuracy and completeness. No warranty or representation is made by LJ Hooker Commercial Macarthur regarding the information contained in this advertisement. Prospective purchasers or tenants are advised to conduct their own investigations and due diligence prior to making any decisions regarding the property.

- All areas are approximate. **Any figures quoted are indicative only and is subject to final negotiation and owner approval.

MORE DETAILS

Property ID	JYHGVV
Property Type	Industrial/Warehouse
Building Area	426 m2

Aaron Ward 0404 082 445

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