



2/11 Frost Road, Campbelltown NSW 2560

## Small-Medium Sized Factory/Warehouse

The property is located within Campbelltown's thriving industrial precinct only a short walking distance to busy Blaxland Road and Train Station, while only minutes drive to the Hume motorway which provides direct access to the Sydney CBD in less than 50 minutes.

Improvements consist of a small-medium sized factory/warehouse of masonry block construction with container height roller door access, good internal clearance, ground floor/mezzanine office plus M/F amenities and Kitchenette.

The property also has four (4) onsite car spaces directly in front of the unit plus an additional 94m<sup>2</sup> mezzanine storage area.

An excellent opportunity exists for either an owner occupier or investor to acquire a rare industrial offering within the tightly held Campbelltown precinct.

Industrial  
FOR SALE

254sqm