



SIX UNIT INDUSTRIAL BUSINESS PARK / INVEST OR OCCUPY

Sold

Contact Agent

Sold: Mon 11-Oct-21

Industrial/Warehouse

20 York Road, Ingleburn, NSW 2565

Floor Area:

1,130 m²

Land Area:

2870.00 m² (approx)



Property Description

- **Freestanding Facility - 12 Roller Doors**
- **Low Site Coverage of 39%**
- **Potential Strata Subdivision (STCA)**

ONLINE AUCTION - FRIDAY 8TH OCTOBER AT 4:30PM

JLL are pleased to present an opportunity of flexibility in the heart of Ingleburn. Ingleburn is a core industrial suburb due to its geographic location in booming south west Sydney while also being serviced by a railway station. Ingleburn has excellent major arterial road access via the M5 and M7 Motorways. 20 York Road is an owner occupier, investor or developer's once in a life time opportunity;

Some features of this opportunity;

- Six unit industrial business park
- Freestanding facility
- Low site coverage of 39%
- Access via twelve (12) roller doors
- Excellent warehouse heights for age of property
- Opportunity to significantly add value with market rentals
- Opportunity for strata conversion (STCA)
- Minutes to M5 Motorway and M7 Motorway
- Walk to Ingleburn railway station

The property is to be sold via online auction on Friday 8th October 2021 at 4:30pm - please click this link to follow the auction or to register to bid:

<https://auctionnow.com.au/properties/75166#/>

This video will help you with registration and familiarise you with the bidding process prior to auction day: <https://vimeo.com/402476774>

For a copy of the information memorandum or to arrange an inspection, please contact the exclusive sale team.

Additional Details

Tenure Type	Zoning
Vacant Possession	IN1 General Industrial

20 York Road, Ingleburn, NSW 2565



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