



5-7 Hepher Road, CAMPBELLTOWN 2560

207sqm Industrial Unit + Additional 85sqm Quality Mezzanine

Description:

Located within the Hepher Road Industrial complex, this property is positioned strategically in close proximity to the busy Blaxland Road and only a short drive from Campbelltown Train Station, and Hume Motorway/M5 on-ramp.

Unit F7 would suit either an owner occupier or an investor looking to add to their portfolio.

Currently tenanted on a hold over basis allowing multiple options to the purchaser.

Property Highlights

Total Floor Area:
207sqm + 85sqm Additional Mezzanine

Ground Floor Size:
177sqm

Office Size:
36sqm

Additional Mezzanine:
85sqm

Car Spaces:
2 Parking Spaces

Power:

| | |
|---------------------------------|---|
| Premises: | Unit F7 |
| Office m²: | N/A |
| Warehouse m²: | 207 |
| Total m²: | 207 |
| Price: | \$829,000 |
| Method: | |
| Contact: | <p>Isaac Neary 0437 025 059 isaac@m5industrial.com.au</p> <p>Dan Biner 0402 212 796 d.biner@m5industrial.com.au</p> |

3 Phase Provisions

Air Conditioning:

3 x Split Systems throughout Property

Roller Doors:

1 x Container Height Roller Shutter

Amenities:

Unisex Bathroom with Shower & Updated Kitchen

Asking Price:

\$829,000

Council:

Campbelltown City Council

Zoning:

IN2 Light Industrial

If you require additional information or wish to arrange an inspection please contact exclusive listing agents at M5 Industrial Property Services.

Agents:

Isaac Neary Ph: 0437 025 059

Dan Biner Ph: 0402 212 796