



## 7 Commercial Road Kingsgrove NSW

This is a prime opportunity to acquire a freehold industrial asset in Kingsgrove, perfect for owner-occupiers or investors. The property offers approximately 518sqm approx of land area with a 355sqm approx building, featuring dual roller door access, clear span warehousing, and a showroom. The versatile space can be adapted for various uses and has potential for further enhancement. A lengthy side driveway allows easy loading and deliveries with ample off-street parking, a rare find.

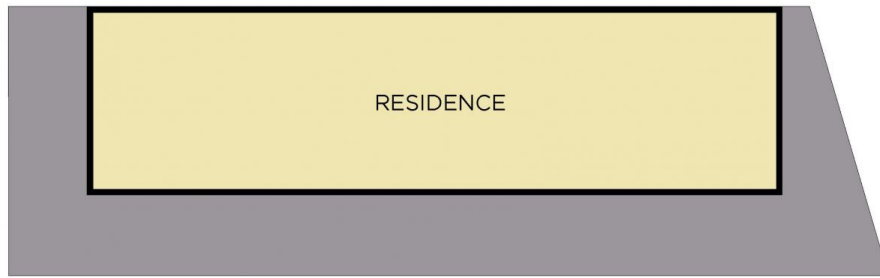
Located just 200m from the M5 access ramp, this property provides excellent connectivity to the M5, M8, and WestConnex. It's also only 100m from Kingsgrove Station and the Kingsgrove retail precinct, offering convenience for employees, customers, and suppliers.

[For full version visit the website](https://www.swpre.com.au)

**Type** : Industrial  
**Building Size** : 355 sqm  
**Land Size** : 518 sqm  
**View** : <https://www.swpre.com.au/8091864>



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SITE PLAN



## 7 Commercial Road, Kingsgrove

INTERNAL AREA APPROX: 355m<sup>2</sup>  
LAND AREA APPROX: 518m<sup>2</sup>



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.