



Thornleigh, Lot 3/10 Lymoore Avenue

Exceptional Opportunity, Invest or Occupy - Spacious Warehouse with High Clearance

Ideal for entrepreneurs seeking a flexible space accommodating both online and offline sales, this property stands out as the optimal choice for your business endeavours. This spacious strata warehouse in Thornleigh's Business District offers a rare opportunity for investment or owner occupancy in the competitive industrial market.

Located off Sefton Rd, this clean, secure, and well-presented unit, previously used as a Martial arts gym, is ready for immediate use, catering to small and medium-sized businesses. With excellent access to major motorways, including the M1 and M2, Pacific Highway, and Pennant Hills Road, the approximate 311sqm total area property is suitable for both investors and owner-occupiers.

Conveniently situated only 1.3km to Normanhurst train station plus an array of nearby recreational amenities and local shops, this flexible warehouse is an excellent option for

For Sale
SOLD

Building Area
311sqm

Contact
Muhammad Sarmini
0403 750 917
muhammad@ljhbl.com.au



Disclaimer: 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 Belmore
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businesses in need of storage, production, or manufacturing space (subject to council approval). The high-clearance strata warehouse, with enhanced security and practical amenities, provides a strategic and well-maintained solution in a sought-after location. Given the scarcity of industrial properties for sale, particularly in this area, it represents an unmissable opportunity.

Key Features:

- High Clearance: 6 metres approx. Facilitates easy truck access, optimising logistical operations.
- Strategic Location: Proximity to major motorways and transport routes for excellent connectivity.
- Clean and Secure: Well-maintained, clean, and secure, creating a positive business environment.
- Convenient Amenities: Self-contained unit with separate male and female toilets, showers, and a small kitchen sink.
- Designated Parking: Four parking spaces on title for staff and client convenience, emphasising practicality.
- Flexible Space: Suitable for small to medium-sized businesses, offering storage, production, or manufacturing space.
- Investment Opportunity: Ideal for both investors and owner-occupiers, presenting a rare find in the current industrial market.

Address: Lot 3/10 Lymoore Avenue, Thornleigh (also known as Unit 5)

For Sale: SOLD

Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

More About this Property

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|----------------------|----------------------|
| Property ID | 8RTHRQ |
| Property Type | Industrial/Warehouse |
| Building Area | 311 m ² |

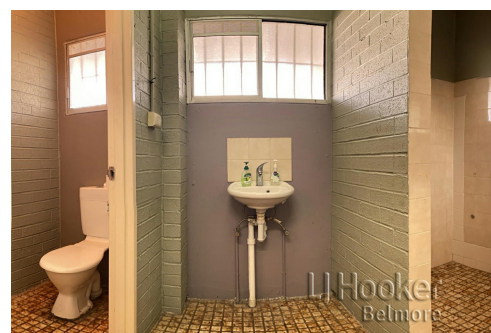
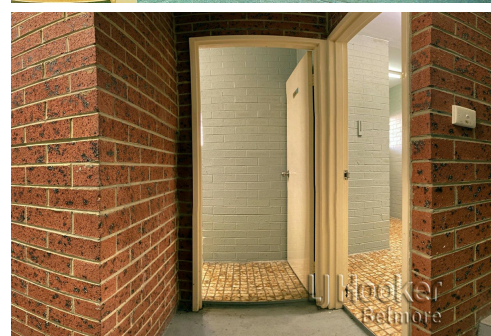
Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

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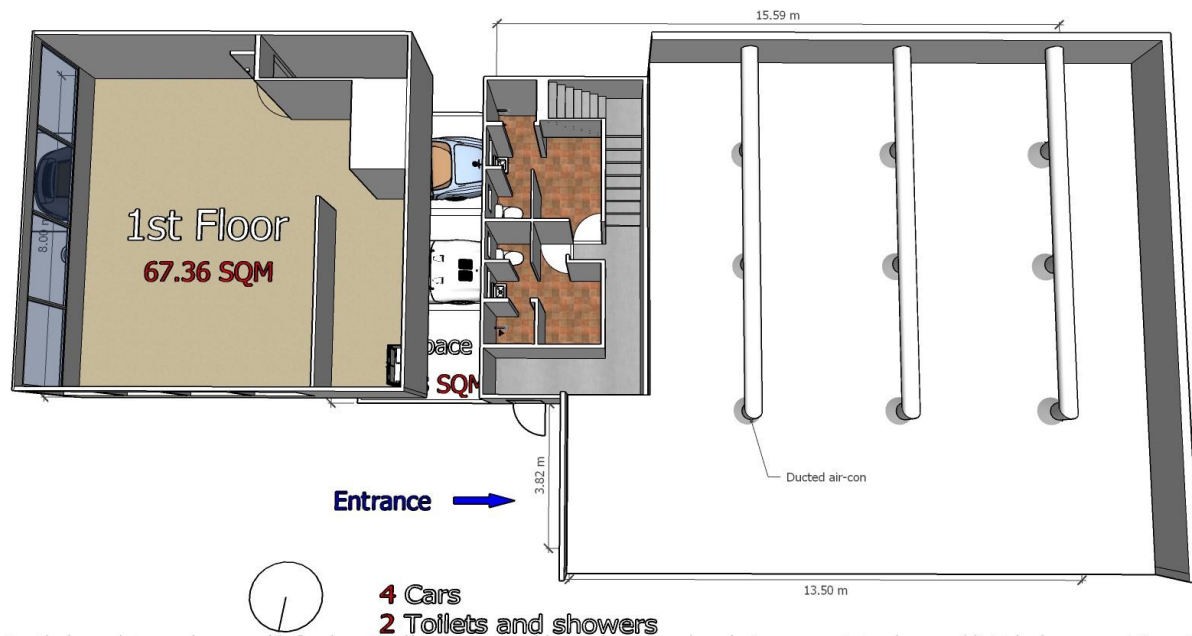
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.