



# TRADIE CAVES

**FOR SALE**

**\$148K - \$231K**

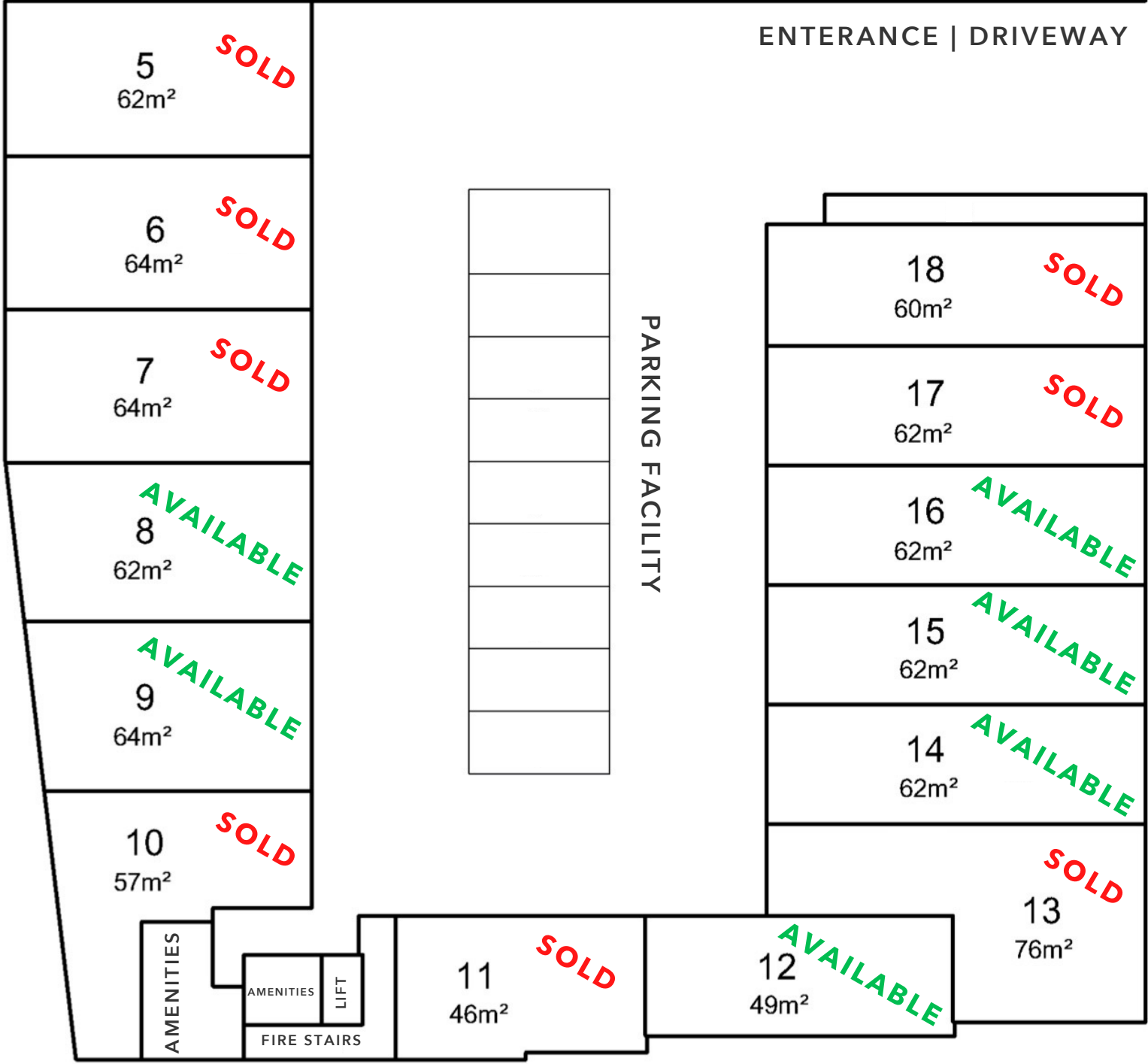
**FOR LEASE**

**FROM \$200/WK**

Unit Sizing | Floor Area  
48m<sup>2</sup> - 76m<sup>2</sup>

1 Harford Street, Jamisontown NSW 2750  
Warehouse & Industrial Units

# BASEMENT FLOOR PLAN



# WHAT ARE TRADIE CAVES

In an Australian first, the Western Sydney Tradie Cave Complex located in Penrith, NSW are home to state-of-the-art underground factory units, built with tradies in mind.

Our modern, affordable and secure Tradie Caves are the next innovation in workspace & storage solutions for Western Sydney's hard-working tradespeople. Securely located underground, with drive-in drive-out access, they present as the ideal business base for trade businesses, between job sites.

Strategically located in the growth region of Sydney and just 20kms to the Badgerys Creek Airport site underpinning future growth potential. There's never been a better time to make an investment with such high yield potential.





## KEY FEATURES

- Premier Western Sydney Location
- Minutes from Sydney's M4 Motorway
- Brand new premium development
- Secure, underground concrete construction
- Remote control automatic roller door access to complex
- Individual units complete with roller door access
- Brand new amenities including toilets & showers
- Convenient drive in, drive out access for commercial vehicles
- Multiple underground parking positions available
- Lift access to ground floor to greet visitors
- Industrial precinct positioning with on-street parking
- Ideal business premises for trade-based business operators
- Suitability for storage of boat, caravan, cars & more
- Units complete with individual NBN, suitable for small office
- Zoned IN1 Industrial

# THE OPPORTUNITY

## FUTURE GROWTH DISTRICT

Strategically located in the growth region of Sydney, the Tradie Cave Complex is just 20kms to the Badgerys Creek Airport site, underpinning future growth potential. Positioned within the heart of South Penrith's industrial precinct, access to the M4 Motorway is just a short 2km drive, providing quick arterial road access to all parts of Sydney.

## STRONG INVESTMENT OPPORTUNITY

Tradie Caves are complete with IN1 Industrial Zoning and suitability as a SMSF purchase. With units available from a low \$144,000, Tradie Caves makes purchasing that next investment affordable, with high yield.

## AFFORDABLE BUSINESS DECISION

As we often say, Tradie Caves were built with tradies in mind. Ideal for businesses who are not yet able to afford a larger, commercial premises but need a secure base, business address and space to assist in their business operations.

Leasing from just \$200 p/w + outgoings.





# TRADIE CAVES

**CONTACT US TODAY**  
**0412 312 854**