



RARE FREESTANDING WAREHOUSE - HIGHLY SOUGHT-AFTER LOCATION

Belroy Property are pleased to present this rare opportunity in a tightly held industrial precinct with rezoning potential

Demographically located between Parramatta and Merrylands and adjacent to media mogul Kerry Stokes's proposed \$1 billion Crescent Parklands retail and residential complex and easy access to major roads such as the M4 Motorway, Woodville Road & James Ruse Drive

Current Property Features Include:

- + Two separate titles
- + Immediate cashflow
- + Zoned IN2 Light Industrial
- + Walk to Merrylands Railway Station Stockland Mall and mins to Parramatta
- + Warehouse & office space
- + 3 roller doors

Don't miss this rare opportunity!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	Expressions of Interest
Property Type	Commercial
Property ID	674
Land Area	1,230 m ²
Warehouse Area	1,100 m ²

AGENT DETAILS

Sam Agostino - 0413 901 919

OFFICE DETAILS

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