



## RARE OFFERING OF PRIME YARD SPACE

Land/Development

Yard Lot 7 Kangaroo Avenue, Eastern Creek, NSW 2766

**Floor Area:** 26,000 m<sup>2</sup>

**Land Area:** 3.22ha (7.96 acres)  
(approx)

**For Lease**

Please contact agent

### Property Description

- Prime yard space with quality finish
- Areas available 26,000m<sup>2</sup> up to 80,000m<sup>2</sup>
- Unrivalled location in Eastern Creek

Colliers is pleased to offer the opportunity to lease prime yard space that will suit a wide variety of users and facilitate business growth and expansion.

Accessed off Kangaroo Avenue, the site benefits from unrivalled access to Western Sydney via the M4 and M7 interchange. This seamless proximity to key transport corridors will enable an occupier greater efficiencies, and due to this is the destination of leading transport and logistics occupiers.

Key property features include:

- 3.22ha\* site area, areas available 26,000m<sup>2</sup>\* up to 80,000m<sup>2</sup>\*
- Can facilitate truck parking, equipment storage, movement of goods
- Unrivalled location in Western Sydney, with immediate access to the key M4 and M7 transport corridors
- Prime yard space with quality surface – compacted gravel road base
- IN1 General Industrial zoning
- Will provide immediate relief to users seeking additional space, being able to utilise from day one
- Excellent size to cater for storage and expansion of business

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