



## Invest or Occupy

Industrial/Warehouse • Other

2/69-71 Richmond Road, Kingswood, NSW 2747

**Floor Area:** 161 m<sup>2</sup>

### Property Description

- **Factory Unit - 161sqm (approx)**
- **Much Sought After Location Rarely Found**
- **Zoning IN1 General Industrial**

Strategically located and rarely available, this is an outstanding opportunity to place your foot in the door in what is becoming one of the biggest if not the biggest industrial hubs in Australia. You will be part of the Western Sydney growth corridor. Just 8 minutes to Penrith CBD, 7 minutes to the M4 Motorway and only 20 minutes via the A9 to the new Western Sydney Airport.

Easy 800m walk to train station.

Currently operating as a successful metal fabrication business, the owners' relocating interstate and is keen to move on.

- Affordable, strategically located Industrial Pocket
- Floor area of approx. 161sqm
- High 4m door opening with a width of 3m
- Internal clearance height 6m with high bay lighting
- New electrical circuit board installed
- Range of 3 phase power and points installed throughout the site
- Includes male and female amenities, shower and small kitchenette
- Car hoist may be included subject to negotiations
- Upper-level storage with potential to increase space and more
- Zoned IN1 (General Industrial) easily adaptable to light industry, warehouse or distribution centre

## For Sale

OFFERS WELCOME  
For Sale

### Additional Details

<b>Tenure Type</b>	<b>Municipality</b>
Vacant Possession	Penrith
<b>Car Spaces</b>	<b>Zoning</b>
2	IN1 General Industrial



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