



FREESTANDING INDUSTRIAL INVESTMENT WITH UPSIDE

Industrial/Warehouse

15 Bridge Street, Picton, NSW 2571

Floor Area: 2,552 m²

Land Area: 0.96ha (2.38 acres)
(approx)

Property Description

- **Freehold Industrial Site**
- **4,200m² Concrete Hardstand**
- **Net Income- \$343,200.00 p.a. ex GST**

LJ Hooker Commercial Macarthur are proud to offer to market this outstanding industrial facility for sale via Expressions Of Interest. Positioned just minutes drive from the Hume Motorway providing direct access to Goulburn/ Canberra to the South and Sydney to the North.

The facility comprises of a large high clearance warehouse with four (4) x ten (10) tonne gantry cranes which are accessible via six (6) container height roller doors, further adjoined by a large open shed. The site also features an additional warehouse with access via three (3) roller doors - adjoined by a large two storey office that has fantastic exposure to Bridge Street.

Key property features:

- 9,624m²* site area
- Currently leased to Australasian Protective Coatings (NSW) Pty Ltd on a Five (5) + Five (5) year lease.
- Current net income of \$362,698.47 p.a. ex GST
- 4,200m² of concrete hardstand
- Future development potential (STCA)

...



Cooper Meehan

0449904453

Darren Zammit

0404083445

LJ Hooker Commercial - Macarthur

Suite 5.02/171-179 Queen Street, Campbelltown NSW 2560

Sold

Contact Agent

Sold: Tue 04-Jan-22

Additional Details

Zoning

IN2- Light Industrial