



Arndell Park, Unit 2, 4 Wrightland Place

Prime Industrial Unit Including High Clearance Warehouse & Quality Fit-Out

LJ Hooker Commercial are pleased to present to the market for sale, Unit 2/4 Wrightland Place, Arndell Park via an Expressions of Interest (EOI) campaign closing Thursday, 10th July 2025 at 11:00am (AEST), unless sold prior.

This exceptional property is located in one of Western Sydneys most highly sought after and tightly held Industrial suburbs and opportunities like this are extremely rare.

Key attributes include;

- Total building area: 296sqm* of premium industrial space
- High clearance clear span warehouse up to 9.2m*maximising cubic capacity
- Access via one (1) extra high motorised roller shutter door covered by an awning providing all weather loading

LJ Hooker Commercial

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Expressions of Interest

Building Area
296sqm

Contact
Matt Keeping
0414 429 134
mkeeping@ljhcb.com.au

Bankstown
(02) 9790 1111

- Ground floor air-conditioned office/showroom
- Additional bonus first-floor office space of 40sqm approx. (not included in the quoted building area).
- Kitchen including dishwasher
- Two (2) bathrooms
- Shower
- LED lights throughout the facility enhancing its visual appeal and energy efficiency
- Four (4) allocated parking spaces
- Painted warehouse walls
- Epoxy coated warehouse floor
- Security cameras and alarm
- Data cabling throughout
- Full height concrete panel construction and metal deck roof
- Flexible E4 zoning allowing a wide range of users 24/7
- Conveniently located within close proximity to the Great Western Highway, M4 & M7 Motorways providing excellent access to greater Sydney and interstate highways.
- Flexibility to either occupy or purchase with a short-term lease and holding income, appealing to a diverse range of potential buyers, including savvy investors and owner-occupiers.

For more information, to request a copy of the information memorandum, or to schedule an inspection, please contact Matt Keeping on 0414 429 134.

*approx.

More About this Property

Property ID	1CCFG67
Property Type	Industrial/Warehouse
Building Area	296 m2

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