



Chipping Norton, 77 Governor Macquarie Drive

SOLD BY RYAN JENNINGS – 0432 030 014

LJ Hooker Commercial is pleased to offer 77 Governor Macquarie Drive Chipping Norton to the market for sale via Expressions of Interest (EOI).

Situated in popular the Inner South West suburb of Chipping Norton, where land supply is diminishing, benefitting from strong prospects for capital and rental growth.

Key Property Features:

- Total building area of 2,000sqm
- Strong holding income across 5 tenancies
- Prominent 100m frontage to Governor Macquarie Drive



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

Please Call

Contact

Ryan Jennings

0432 030 014

rjennings@ljhc.com.au

Bankstown
(02) 9790 1111

- Substantial 41,490sqm infill parcel zoned IN3 Heavy Industrial
- Immediate value-add and development upside post lease expiry (STCA)
- Ideally positioned to redevelop the site into a prime multi-level logistics facility
- One of the last remaining blocks of land of scale within the Inner South West
- Proximity to major infrastructure Moorebank Intermodal and Western Sydney airport
- Tenant and buyer migration from South Sydney has significantly driven values in the area
- Level rectangle site suitable for redevelopment opportunities - pre lease, subdivision, turn key or a business estate
- Flexible dual zoning of IN2 Light Industrial and IN3 Heavy Industrial allowing for a wide range of uses

77 Governor Macquarie Drive Chipping Norton is for sale via Expressions of Interest (EOI) closing 3:00pm on 1st September 2022.

To obtain a copy of the information memorandum or to arrange an inspection, contact exclusive selling and marketing agent Ryan Jennings

M: 0432 030 014

E: rjennings@ljhcb.com.au

More About this Property

Property ID	1B0JG67
Property Type	Industrial/Warehouse
Land Area	41490 m ²

Ryan Jennings

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