



## Revesby, 47 Fitzpatrick Street

SOLD BY RYAN JENNINGS

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LJ Hooker Commercial is pleased to offer 47 Fitzpatrick Street Revesby to the market for sale via Expression of Interest.

This is an excellent opportunity for an astute investor to purchase secure and significant industrial investment within south west Sydney.

Opportunities like this rarely become available!!

Key Investment Highlights:

- Site area: 4,407sqm\*
- Building area: 3,351sqm\*

 **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

Please Call

### Building Area

3,351sqm

### Contact

**Ryan Jennings**

0432 030 014

[rjennings@ljhcb.com.au](mailto:rjennings@ljhcb.com.au)

**Bankstown**

**(02) 9790 1111**



- 36 allocated car spaces
  - Secure national covenant
  - Zoned IN1 general industrial
  - Internal clearance of up to 8.4m\*
  - Proposed net rental: \$670,000pa + GST
  - Proposed leaseback: (7) year lease + (7) year option
  - Secure hardstand yard with dual driveways
  - Clear span factory area with excellent natural light
  - Factory area is accessed via two container height roller doors
  - Moments from Bankstown Airport, Henry Lawson Drv & M5 motorway (on/off ramp)
- \*approx

Expressions of Interest close on Wednesday 1st November 2023 at 3:30pm (AEDT)

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



## More About this Property

Property ID	1C47G67
Property Type	Industrial/Warehouse
Building Area	3351 m²
Land Area	4047 m²

### Ryan Jennings 0432 030 014

Director / Sales & Leasing | [rjennings@ljhcb.com.au](mailto:rjennings@ljhcb.com.au)

### Bankstown (02) 9790 1111

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