







## Moorebank, 124-144 Newbridge Road

Australia's Last-Mile Logistics Hub – Unlimited Development Opportunities

LJ Hooker Commercial, in conjunction with Colliers, are pleased to present to the market for sale, 124-144 Newbridge Road, Moorebank, a 69,060m²\* land parcel with a mixture of E3 Productivity Support, Private Recreation, and Public Recreation zoned land, located within one of Australia's premier last-mile logistics hubs.

With 23,060m²\* of E3 Productivity Support zoned land, and 46,000m²\* of recreation land, the site offers a number of development opportunities across a range of industrial, commercial and recreational uses, making it a high-yielding investment in Sydney's booming southwest industrial market, with a total potential Gross Floor Area (GFA) of 26,000m²\* (STCA).

The opportunity is further supported with the flexibility to acquire this scalable land holding in-one-line or subject to a subdivision of the various zonings.





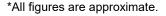
For Sale Please contact Agent

Contact Jon Orsborn 0401 711 841 jorsborn@ljhcb.com.au

Bankstown (02) 9790 1111

Key Development Highlights:

- Scalable 69,060m²\* land holding within one of Sydney's most highly sought-after and evolving industrial precincts.
- With a unique mixture of E3 Productivity Support and recreation zoning, the site provides ultimate flexibility for a range of development possibilities across industrial, commercial, and recreational uses.
- Pre-Development Application underway with a draft scheme prepared for a mixed-use precinct, incorporating industrial warehousing, hotel villas, golf driving range and an 18 hole putt putt course.
- Strategically positioned within a true last-mile precinct with immediate proximity to key Sydney transport infrastructure, including Henry Lawson Drive, the M5 & M8 Motorways, and the Moorebank Intermodal.
- Located within the evolving Moorebank East precinct, ideally adjoining Mirvac's "Georges Cove Residences' and the Davy Robinson Jetty.
- Flexibility to acquire the whole site or part subject to subdivision, depending on the purchasers requirement.



124-144 Newbridge Road, Moorebank is offered for sale via an off-market Expressions of Interest (EOI) campaign closing Monday, 24th March 2025 at 3pm (AEDT).





## More About this Property

Property ID	1CB2G67
Property Type	Commercial
Land Area	69060 m2

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