



## Moorebank, 124-144 Newbridge Road

Australia's Last-Mile Logistics Hub &ndash; 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 69,060m<sup>2</sup>\* 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 23,060m<sup>2</sup>\* of E3 Productivity Support zoned land, and 46,000m<sup>2</sup>\* 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 26,000m<sup>2</sup>\* (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.



**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.



LAND 69,060 m<sup>2</sup>

**For Sale**

Please contact Agent

**Contact**

**Jon Orsborn**

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**Bankstown**  
**(02) 9790 1111**



#### Key Development Highlights:

- Scalable 69,060m<sup>2</sup>\* 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.

\*All figures are approximate.

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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