



LJ Hooker Commercial Parramatta



9 Bowmans Road, Kings Park NSW 2148

## INVESTMENT OPPORTUNITY WITH LONG TERM LEASE.

Situated in the Kings Park industrial precinct, this modern freestanding industrial facility features:

- 405sqm (approx.) of warehouse/office on a 923sqm site (approx.)
- Proximity to the M7 Motorway and Sunnyholt Road, and a short walk to Marayong Station
- Access via one (1) roller shutter door
- Large front apron area allowing for excellent truck access and turning
- Brand new 5 year lease at \$75,000 p.a. Net + GST
- Four (4) onsite parking spaces
- Fully secure premises
- Zoned IN1 General Industrial under Blacktown City Council

For further information and inspections, please contact the exclusive agent.

Industrial  
FOR SALE

405sqm



**Steven Giffney**

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