

**MOOREBANK**  
45 Heathcote Road

1241 sqm

30 

## EXCEPTIONAL MOOREBANK INDUSTRIAL FACILITY - FOR SALE

### Contact Agent

LOCATION – LOCATION – LOCATION!!!

Raine & Horne Commercial Liverpool is pleased to present this exceptional industrial property to the market – FOR SALE

FIRST TIME OFFERED FOR SALE IN 50 YEARS!!

Conveniently located just meters to the M5 Motorway, Heathcote Road & Newbridge Road, providing easy access to all parts of Sydney. This highly functional industrial complex offers wide entry / exit for easy truck access, and boasts a huge frontage (approximately 64 metres) with excellent exposure to Heathcote Road.....one of Moorebank's main thoroughfares.


The solid freestanding and multi-purpose property is ideal for any astute owner-occupier, investor or developer.


Situated across the road from a 24hr service station and having the flexibility to redevelop into

Property ID	L21830695
Property Type	Industrial/Warehouse
Building / Floor Area	1241
Car Spaces	30
Land Area	2791.0 sqm

### AGENT

**Klaude Ruhs**

 0433 330 555

 [klaude.ruhs@rhc.com.au](mailto:klaude.ruhs@rhc.com.au)

petrol / food offerings. (STCA)

Be sure to register your interest to avoid disappointment on this rare opportunity.

Other features include:

- Approximately 1,241m<sup>2</sup> of building area
- Comprising of 3 factory units
- Land area approximately 2,791m<sup>2</sup>
- Ideal for storage / holding yard
- Within 200m to M5 on / off ramp
- Secured yard / hardstand area
- Ample onsite secure parking
- Complex offers easy movements for trucks
- Excellent signage opportunity
- Great Exposure
- Functional Space

For further information or to arrange an inspection please contact the nominated listing agents at Raine & Horne Commercial Liverpool on 9600 7666 or;

Klaude Ruhs 0433 330 555

Stefan Baudana 0407 219 799