



KINGSWOOD
68 Parker Street & 119 Cox Avenue

875 sqm

Owner-Occupier Opportunity plus Rental Income Advantage

Sold

Situated on Parker Street & Cox Avenue, these properties offer a distinctive opportunity, appealing to a broad variety of owner-occupiers seeking future business expansion and investors with rental growth potential!

Key features of this offering include:

- Two properties to be sold in one line
- Combined site area of 1,334sqm*
- Total Building area of 875sqm*
- 68 Parker Street vacant – offering the ability to occupy 384sqm of Warehouse plus parking/yard
- 119 Cox Avenue under lease until August 2026

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|------------------------------|----------------------|
| Property ID | L25547341 |
| Property Type | Industrial/Warehouse |
| Building / Floor Area | 875 |

AGENT

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- Significant potential for increased rental income
- Dual street frontages
- Zoned E4 General Industrial
- Prime exposure on Parker Street, a major thoroughfare to all major transport networks and local services
- Unbeatable location, only 3.5 kms* from the M4 Motorway, 500* meters from Nepean Hospital, and 2 kms* from Westfields Penrith

*Approximate measurements.

For further details, please contact the exclusive sales agent to receive an information memorandum.