

195 Lawson Road, Badgerys Creek, NSW 2555



Warehouse For Sale

Friday, 17 May 2024

195 Lawson Road, Badgerys Creek, NSW 2555

Bedrooms: 3

Bathrooms: 1

Area: 10000 m2

Type: Warehouse



Chris Brophy
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Call Chris for price 0407 600 258

Badgerys Creek Property is pleased to present to the market for sale 195 Lawson Road Badgerys Creek, NSW, Australia. The fortunate purchaser of this property will benefit from the following very attractive property attributes:*

- * Land area: 21,820 sqms (5.4 acres) approximately**
- * Zoned: "Enterprise" as part of the Western Sydney Aerotropolis and located within the Liverpool Council area*
- * "Enterprise" zoning allows a wide range of commercial and industrial land use*
- * Development of the site may include truck depots, warehousing, factory units and manufacturing^*
- * Located in the Badgerys Creek stage 1 land release and services release precinct (Lawson Road has a large power supply and water)^*
- * Located next to the Sydney Water sewer pumping station for good access to services*
- * Located adjacent to Western Sydney Airport for excellent access (via nearby Pitt Street) to the Airport Business Park and Metro Train Station (only 2 kilometres)*
- * Close to the M12 Motorway at only 2.8 kilometres* to the on/off ramps at Elizabeth Drive Badgerys Creek*
- * Excellent access to Bradfield City Centre and Metro Train Station via the Eastern Ring Road which has been nominated for funding as part of the Federal Government 2024 May Budget*
- * Frontage of 62 metres* and depth of 352 metres* approximately*
- * Surrounded by land earmarked for industrial and commercial development by companies such as Hanson Concrete, ESR, Suttons Group, CSR and The Marriott Hotel*
- * The property comprises a 3 bedroom house and duck sheds with a civil works tenant at the rear of the site*
- * Become part of Western Sydney's 3rd City and benefit from the growth that is being generated by billions of dollars of infrastructure surrounding Western Sydney Airport which opens in 2026

Call Chris Brophy of Badgerys Creek Property on 0407 600 258 for price details or to inspect today.* Approximately

^ Subject to Government approval