



## 106 & 110 Belmore Road North, RIVERWOOD 2210

6,848sqm - SOLD!!! - 2 Lots, 3 Buildings, Unlimited Potential

### Description:

Comprising both 106 & 110 Belmore Road North, Riverwood, this combined site has a total land area of 6,848sqm and a total of 3,829sqm of building area over 3 buildings.

Being situated in one of South Western Sydney's most convenient locations, this property offers a fantastic opportunity for potential future development with the added bonus of huge exposure to both Belmore Rd and the M5 Motorway.

Unlike many Industrial offerings, this site has the rare feature of being situated next to Rotary Park allowing for a bright and leafy outlook for any future development that may be undertaken.

This property is just 170m from the Belmore Road on and off ramps of the M5 Motorway, 20km from Port Botany, 11.5 km\* to Sydney Airport, and 21 km\* from the Sydney CBD providing efficient access to all areas of Eastern Sydney.

Similarly, this property is approximately 16.5 km\* from the on ramp of the M7 Motorway which links to the M4 and is the gateway to the rest of Greater Western Sydney.

Being only 1.2 km from Riverwood's main shopping precinct and Train Station makes this site accessible to all staff and clients whether travelling by public transport or by car.

<b>Area m<sup>2</sup>:</b>	6,849
<b>Method:</b>	Auction 17/05/2022 10:30 AM
<b>Contact:</b>	<b>Dan Biner</b> 0402 212 796 d.biner@m5industrial.com.au

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Buildings on this site range from 3.5m - 12m of internal clearance and can be accessed by multiple roller doors throughout the facility.

Truck access and container set down are easily accomplished with a large concrete hardstand area between the 2 main buildings of the site.

- \* Land Area - 6,848sqm (2 lots - 5471sqm + 1378sqm)
- \* Building Area - 3,829sqm
- \* Zoning - IN1 General Industrial - Canterbury Bankstown Council
- \* Main Road and M5 Motorway Exposure
- \* FSR - 1:1
- \* 11.5km to Sydney Airport
- \* 21km to Sydney CBD
- \* 20km to Port Botany
- \* 1.2km to Riverwood Shops and Train Station
- \* 16.5km to M7 Motorway