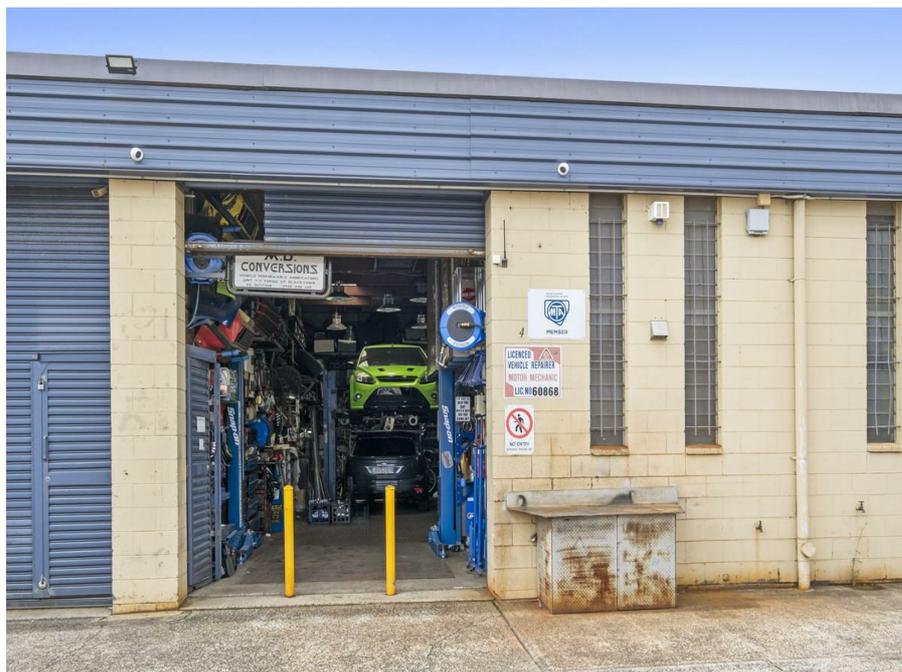


4/12 Forge St, Blacktown, NSW 2148

Sold - 2/04/2026

Warehouse



## Great Location | Excellent Size | Strong ROI Potential

LJ Hooker is proud to present this affordable industrial opportunity?ideal for investors or owner-occupiers alike. Positioned in one of the area's busiest industrial precincts, this property offers outstanding exposure and functionality for businesses looking to grow.

**Open for Inspection**

By Appointment.

Conveniently located with easy access to Sunnyholt Road and the M7 Motorway, this is a highly practical and versatile space.

### Key Features:

Total area approx. 99m<sup>2</sup> (86m<sup>2</sup> internal)

Allocated car park

Ample space for trucks and containers

Ground-floor office space

Additional storage or second office upstairs

Mezzanine area

1 bathroom plus second toilet (his & hers)

Roller door and separate main entry for easy access

Short-term lease available ? (going concern)

Strata levies: approx. \$744.48 per quarter

An outstanding opportunity in a tightly held industrial location?perfect for investors seeking strong returns or businesses wanting a strategic base.

For all enquiries contact Poyan Modaressi on 0426 805 123.

Disclaimer: All information contained therein is gathered from third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely on their own searches.

### Listed By

Poyan Modaressi

Phone: (02) 9621 1222

Mobile: 0426 805 123

