

## 52-54 Barker Ave, Silverwater, NSW 2128

Contact Agent

Warehouse



### Prime E3 Industrial Investment Opportunity

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1,688sqm Landholding

Great Location

Prime E3 Industrial Investment Opportunity – Silverwater NSW

1,688sqm Landholding | Existing Income | Flexible Occupation Options

An exceptional opportunity to secure premium industrial land in the heart of Silverwater's tightly held industrial precinct.

?? 54 Barker Avenue, Silverwater NSW

?? 52 Barker Avenue, Silverwater NSW

?? 79 Silverwater Road, Silverwater NSW

**Open for Inspection**

By Appointment.

Strategically positioned within one of Western Sydney's most established industrial hubs, this substantial 1,688sqm landholding is zoned E3 Productivity Support, offering outstanding flexibility for investors, owner-occupiers, and developers.

Key Highlights..

Total land area: 1,688sqm

Zoned E3 Productivity Support

Prime industrial location with excellent street exposure

Existing tenants in place

Professionally managed by an established managing agency

Residential component generating decent rent

Warehouse currently under renovation – suitable for business operation or new lease

Tenants open to remaining or vacating upon settlement

Strong development and value-add potential (STCA)

This property provides immediate holding income while maintaining future flexibility. The residential tenancy delivers solid weekly returns, while the renovated warehouse presents opportunities for leasing, owner-occupation, or business expansion.

#### Listed By

Ankush Kohal

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