

## LJ Hooker Commercial



**For Sale**

### North Richmond

**730sqm (Approx) Rock Solid Tenanted Investment**

- 3 units to be sold in a line
- Occupied by one long term tenant
- Five year lease
- Opened into one large impressive showroom
- Current rent is \$93,600 PA Gross Exc GST

**For Sale** \$2,200,000 Going Concern

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SUTGRN



**For Sale**

### Minchinbury

**347sqm (Approx) Factory Unit**

- Very functional factory unit
- Mezzanine air conditioned office
- Male & Female amenities
- Alarmed
- 5 car spaces
- Up to 7.5 metres internal clearance

**For Sale** \$950,000 Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SV1GRN



**For Sale**

### Penrith

**2,100sqm (Approx) Vacant Industrial Land**

- The last block of land in Cassola Place
- Fully serviced
- Security fenced
- Level block
- 30m frontage & 70m deep
- Zoned IN1 General Industrial

**For Sale** \$1,575,000 Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SUJGRN



**For Lease**

### Penrith

**Substantial Warehouse Showroom**

- 1,424sqm (approx.)
- Massive exposure to Northern Road
- 15 car parking spaces
- Fully air conditioned
- Loading dock
- Zoned B6 Enterprise Corridor

**For Lease** \$225,000 PA Net Exc GST

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SYAGR

ljhcommercial.com.au

**LJ Hooker Commercial Penrith**

16 Lawson Street, Penrith NSW 2750  
p (02) 4731 3399 f (02) 4731 5222  
e penrith@ljhc.com.au







Our award winning and highly regarded Property Management team have gained a leading reputation for excellence in Commercial, Industrial and Retail management based on an unequalled standard of professional integrity, trust, honesty and satisfaction.

So meet the LJ Hooker Commercial Penrith Property Management team;

Edwin commenced with LJ Hooker Commercial Penrith in January 2015 and is a Licensed Real Estate Agent with over 17 years' experience in property management. Determined and persistent with

an eye for detail, Edwin thrives on providing the highest level of service.

Mikaliha joined the LJ Hooker team in July 2018 and is also a Licensed Real Estate Agent. With over 5 years' experience in Property Management, she believes in honesty, integrity and professionalism and is dedicated to delivering excellence and ensuring good communication.

Danielle became part of the LJ Hooker team in May 2017 and is now a Licensed Real Estate Agent. Her ability to use her experience and knowledge to provide a high level of service to all of her landlords and tenants ensures that she can achieve the best outcome and continue building ongoing relationships.

With a combined 24 years' experience Edwin, Mikaliha and Danielle have as little as 4% of tenancies in arrears and a vacancy rate of 3.7%, they take control of the management process, with a focus on both short and long-term investment goals.

Contact our Property Management team today:

Office 02 4731 3399  
Edwin 0459 313 399  
Mikaliha 0402 659 848  
Danielle 0436 330 011



**For Lease**

**Penrith**

**Showroom & Yard On Main Road**

- 150sqm (approx.) showroom & office
- Yard of 1,500sqm (approx.)
- Yard has shared access
- Securely fenced
- Kitchen/lunchroom

**For Lease** \$52,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SX3GRN



**For Lease**


**St Marys**

**New Industrial Unit**

- 278sqm (approx.)
- Concrete panel construction
- Auto roller shutter
- Mezzanine
- Onsite car parking
- Zoned IN1

**For Lease** \$36,088 PA Gross  
Exc GST

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SPKGRN



**For Lease**

**Penrith**

**Centrally Located Warehouse**

- 1,440sqm (approx.)
- Rear roller door access
- Ample on site car parking
- Office
- Zoned IN1 General Industrial

**For Lease** \$200,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/92QGRN



**For Lease**

**Minchinbury**

**Showroom & Warehouse**

- 1,160sqm (approx.)
- Glass front showroom
- 2 x freestanding units
- 16 car spaces
- Visible from Great Western Hwy
- Zoned B5

**For Lease** \$166,700 PA Gross  
Exc GST

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SRBGRN

ljhcommercial.com.au

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e penrith@ljhc.com.au





## LJ Hooker Commercial



**For Lease**

### St Marys

#### New Industrial Units

- 264sqm - 1,320sqm (approx.)
- Up to 8.6m clearance
- On site allocated car parking
- Zoned IN1
- Available mid 2019

**For Lease** From \$35,000 PA  
Gross Exc GST

**Paul Harvey** 0413 502 014  
[ljhcommercial.com.au/SEWGRN](http://ljhcommercial.com.au/SEWGRN)



**For Lease**

### St Marys

#### 160sqm (Approx) Unit

- Complex of only 6 units
- 3 phase power
- Great truck access
- 2 car parking spaces
- Male & Female amenities

**For Lease** \$23,500 PA Gross  
Exc GST

**Paul Harvey** 0413 502 014  
[ljhcommercial.com.au/SZFGRN](http://ljhcommercial.com.au/SZFGRN)



**For Lease**

### Mount Druitt

#### Factory Unit With Large Mezzanine

- 284sqm (approx.) factory floor
- 147sqm (approx.) mezzanine
- 3 phase power
- 4 car parking spaces
- Zoned IN2 Light Industrial

**For Lease** \$52,000 PA Gross  
Exc GST

**Paul Harvey** 0413 502 014  
[ljhcommercial.com.au/SY6GRN](http://ljhcommercial.com.au/SY6GRN)



**For Sale/Lease**

### Penrith

#### York Road Warehouse

- 326sqm (approx)
- Large load bearing mezzanine
- Forty foot container included
- Small office
- 4 car parking spaces

**For Sale** \$749,000 Exc GST  
**For Lease** \$45,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
[ljhcommercial.com.au/923GRN](http://ljhcommercial.com.au/923GRN)



**For Lease**

### Penrith

#### Batt Street Warehouse

- 975sqm (approx.)
- High clearance
- 2 auto roller shutters
- Glassed shopfront facade
- 12 car parking spaces

**For Lease** \$180,000 PA Net Exc  
GST

**Greg Crumpton** 0413 265 200  
[ljhcommercial.com.au/SMSGRN](http://ljhcommercial.com.au/SMSGRN)



**For Sale**

### Penrith

#### Unit On Coreen Avenue

- 296sqm (approx.)
- Secure rear unit
- 187sqm (approx.) yard area
- 5 car spaces
- 6mth lease back from settlement

**For Sale** \$950,000 Exc GST

**Dave Reardon** 0412 732 432  
[ljhcommercial.com.au/SM9GRN](http://ljhcommercial.com.au/SM9GRN)

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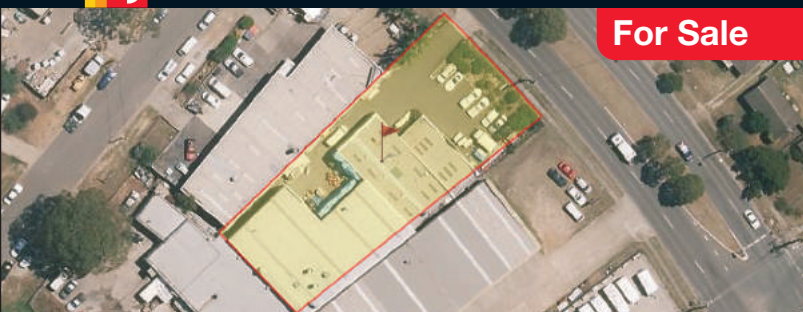
#### LJ Hooker Commercial Penrith

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## LJ Hooker Commercial



**For Sale**

### St Marys

**1,043sqm (Approx) Freehold Property**

- Large display/showroom area
- 2,023sqm (approx.) land
- Could be divided into 2 or 3
- Main road exposure
- 2 roller shutters

**For Sale** \$3,000,000 Exc GST

**Paul Harvey** 0413 502 014



**For Lease**

### Penrith

**Showroom Unit On Batt Street**

- 365sqm (approx)
- Fully air conditioned
- Rear roller door access
- Batt Street frontage
- 4 car parking spaces

**For Lease** \$85,000 PA Gross  
Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SWZGRN



**For Lease**

### Penrith

**Abel Street Factory**

- 433sqm (approx.)
- Gated complex
- Well presented office
- 3 phase power
- Ample car parking

**For Lease** \$45,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SZ9GRN



**For Lease**

### Kingswood

**97.5sqm (Approx) Factory Unit**

- Roller door access
- Securely fenced complex
- Male & Female amenities
- Unit offers great start to an array of small businesses

**For Lease** \$17,500 PA Gross  
Exc GST

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SZ1GRN



**For Sale**

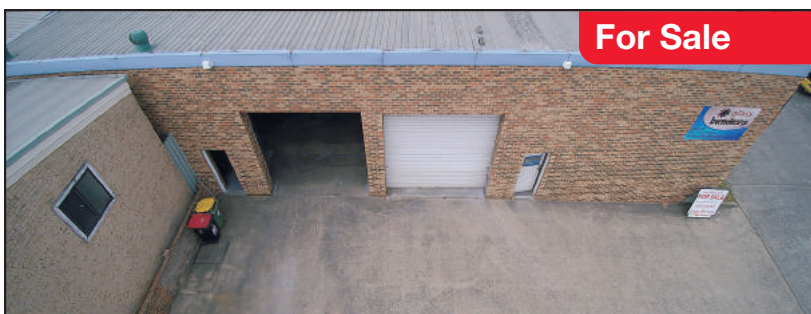
### Mount Druitt

**Immaculate Industrial Unit**

- 312sqm (approx.)
- 5m automatic roller shutter
- High internal clearance up to 7m
- New bathrooms and shower
- 5 car parking spaces

**For Sale** Please Contact Agent

**Paul Harvey** 0413 502 014  
ljhcommercial.com.au/SMDGRN



**For Sale**

### Windsor

**169sqm (Approx) Factory Unit**

- Strata unit
- 3 car spaces
- 3 phase power
- Alarmed
- Mezzanine storage

**For Sale** \$450,000 Exc GST

**Dave Reardon** 0412 732 432  
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**For Lease**

### South Windsor

#### Factory With Showroom

- 805sqm (approx)
- Street frontage
- Ample parking
- Yard space
- 2,000sqm (approx) land size

**For Lease** \$72,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/STKGRN



**For Sale**

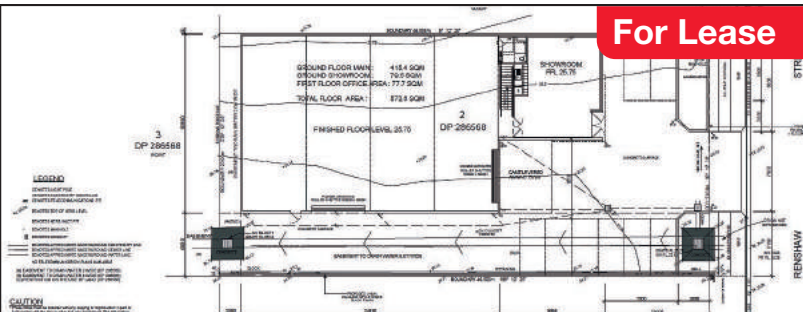
### Penrith

#### 1,032sqm (Approx) Industrial Lot

- Zoned IN2 Light Industrial
- Fully serviced
- Andrews Road exposure
- Part of Waterside Estate
- One of the last small lots available

**For Sale** \$825,000 Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SX7GRN



**For Lease**

### Penrith

#### 572sqm (Approx) Warehouse

- Brand new
- Completion due August 2019
- Freestanding building
- 8m internal clearance
- 8 car parking spaces

**For Lease** \$75,000 PA Net Exc  
GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SRKGRN



**For Lease**

### Penrith

#### Brand New Facility

- 3,080sqm (approx.)
- 2 adjoining factories with a common wall
- 14 roller doors
- 53 car parking spaces

**For Lease** \$335,000 PA Net Exc  
GST

**Dave Reardon** 0412 732 432



**For Lease**

### Penrith

#### Industrial Pre Leases Available

- Factory warehouses to be built to your requirements
- IN2 zoning
- 1,500 - 5,000sqm (approx.)

**For Lease** Price Upon  
Application

**Paul Harvey** 0413 502 014



**For Sale**

### Luddenham

#### Corner Development Site

- 2,942sqm (approx)
- Situated in Luddenham Village
- Frontage & exposure to The Northern Road
- Zoned B1 Neighbourhood Centre

**For Sale** \$1,750,000

**Greg Crumpton** 0413 265 200  
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## LJ Hooker Commercial



**For Lease**

### Penrith

#### 30sqm (Approx) Shop

- Located in Memory Mall
- Some existing fitout from previous tenant (hairdresser/beautician)
- Plumbing to wash basins
- Kitchenette

**For Lease** \$18,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SZ5GRN



**For Sale/Lease**

### Penrith

#### 69sqm (Approx) Strata Shop

- In popular arcade on High Street
- Security shutters
- Own toilet
- Independent air conditioning
- Suit retail or office use

**For Sale** \$380,000 Exc GST  
**For Lease** \$28,000 PA Gross  
Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/SZWGRN



**For Lease**

### Penrith

#### High Profile Cbd Holding

- Core CBD location
- 452sqm (approx.) ground floor
- 300sqm (approx.) first floor
- 10 car spaces
- Can be split

**For Lease** Negotiable

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/3FGRN



**For Lease**

### Penrith

#### Prominent First Floor Office

- 327sqm (approx.)
- Ducted air conditioning
- Great signage exposure
- Full kitchen
- Public car park nearby

**For Lease** \$65,400 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/51AGR



**For Sale**

### Penrith

#### Prime Cbd Position

- 853sqm (approx.)
- First floor commercial space
- Extensive fit out
- Own amenities, kitchen & lunchroom

**For Sale** \$1,700,000 Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SVWGRN



**For Lease**

### Blaxland

#### 62sqm (Approx) Shop

- Large glass shopfront
- Rear of arcade that faces the carpark
- Own kitchenette
- Storeroom & office

**For Lease** \$20,000 PA Gross  
Exc GST

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## LJ Hooker Commercial



**For Lease**

### Penrith

#### 153sqm (Approx) Cbd Office

- First floor office with lift access
- Kitchen facilities
- Male & Female amenities
- Natural light
- Busy CBD location

**For Lease** \$35,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SW0GRN



**For Lease**

### Blaxland

#### Arcade Shop

- 18sqm (approx.)
- Heart of Blaxland Shopping strip
- Air conditioned
- Plumbing for wash basin or kitchenette

**For Lease** \$8,500 PA Gross Exc  
GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/91RGRN



**For Lease**

### Kingswood

#### Small Shop On Main Road

- 25sqm (approx.)
- Great exposure to main road
- One car parking spaces
- Currently partitioned but can be altered

**For Lease** \$14,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SY2GRN



**For Lease**

### Penrith

#### Premium Partitioned Office

- 310sqm (approx.)
- Centrally located
- Disabled access & amenities
- Male & female amenities
- 3 secure car spaces

**For Lease** \$98,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
ljhcommercial.com.au/SRUGRN



**For Lease**

### Penrith

#### Training Studio

- 86sqm (approx.)
- Located within an established gym
- Fully air conditioned
- Includes electricity & outgoings

**For Lease** \$21,600 PA Gross  
Exc GST

**Dave Reardon** 0412 732 432  
ljhcommercial.com.au/T04GRN



**For Lease**

### Penrith

#### Penthouse Office Suite

- 534sqm (approx) office space
- 123sqm (approx) balcony space
- Fully air conditioned
- Disabled access
- Underground car parking

**For Lease** \$160,000 PA Gross  
Exc GST

**Greg Crumpton** 0413 265 200  
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## LJ Hooker Commercial



**LEASED**

### Penrith

- 106sqm (approx.) shop
- High Street exposure



**LEASED**

- 500sqm (approx.) factory
- Additional yard



**LEASED**

### Penrith

- 284sqm (approx.) factory unit
- B5 Zoning



**LEASED**

### St Marys

- 224sqm (approx.)
- Gated complex



**LEASED**

### Penrith

- 116sqm (approx.)
- First floor open place office



**LEASED**

### Penrith

- 264sqm (approx.)
- Freshly renovated complex



**LEASED**

### Blaxland

- Cafe shop 43.7sqm (approx.)
- Glass front exposure to Great Western Hwy



**LEASED**

### St Marys

- 1,036sqm (approx.)
- A grade factory/warehouse

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