



## 190 Bridge Road, GRIFFITH, NSW 2680

### First Time Ever Offered

A prime opportunity to develop or land bank for future use, 190 Bridge Road, Griffith, occupying one of the last substantial parcels of land within Griffiths CBD fringe.

Comprising a huge site area of 5.73ha (14 acres) approx. fronting both Bridge Road & Mackay Ave and just minutes from Mooreville & Bridge Road industrial estates. The site is also situated within immediate reach of Griffith's newly constructed heavy vehicle bypass - Griffith Southern Industrial Link (GSIL).

The property represents a rare chance to acquire a development site central to Griffith's Industrial hub, strategically connected to merge through to Battista Industrial Estate further enhancing its potential for re-development.

- \* Land area: 5.73ha (14 acres) approx.
- \* Zoning - E4 General Industrial
- \* Expansive frontage of 145m frontage (approx.) to Bridge Road

**TYPE:** For Sale

**INTERNET ID:** 57P0895

#### CONTACT DETAILS

**Elders Real Estate Griffith**  
Shop 1/490 Banna Avenue  
GRIFFITH, NSW  
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- \* Ideal for large or small-scale allotments (STCA)
- \* Large Machinery/work shed with skillion
- \* 3 bedroom home, and secondary cottage offered
- \* Previously owner operated as a long-term nursery business
- \* B-double route via recently completed Griffith Southern Industrial Link
  - Land Area 5.73 hectares
  - Commercial Type:

