



**SOLD**

## NEW INDUSTRIAL FACTORY UNIT AT KELSO NSW

FOR SALE

UNIT 2, 5A MICHIGAN RD KELSO NSW 2795

Only one unit left of the 5 unit complex.

For Sale \$500,000 plus gst if applicable.

Many industrial units in the Bathurst region have poor accessibility and no parking. This complex is unique as it has great accessibility including a truck turning circle in front of the units, 2 allocated carparks per unit, guest parking x 6, a truck loading bay, disabled parking plus ample streetside parking. The occupation certificate was only issued Sept 2023, so this complex is brand new.

The unit includes but is not limited to:

SIZE  
218 m2

ZONING  
IN1, INDUSTRIAL.

CONSTRUCTION  
Concrete tilt slab construction with insulated colorbond roof. Plate glass office door with canopy.

TWO AUTOMATIC 5m ROLLER DOORS

ROOF HEIGHT  
6m high. This enables a mezzanine level to be added or a double enclosed office to be added to the unit.

ENTRANCE DOOR

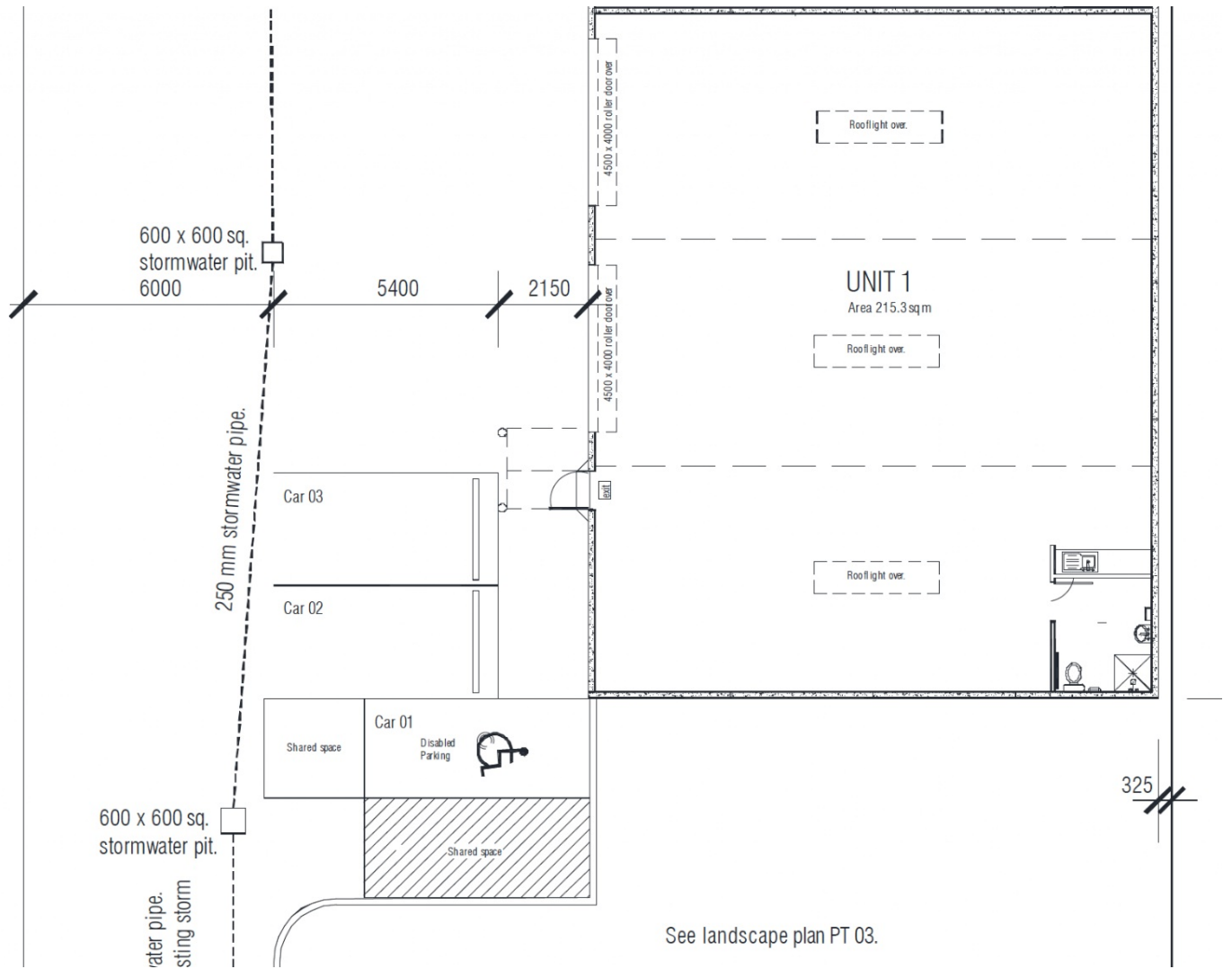
0 BED | 1 BATH | 0 CAR

PRICE:  
\$473,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.