



# FOR SALE

## HEAVY MECHANICAL WORKSHOP

With the demand for heavy vehicle repair and maintenance always in demand in the Emerald area, the opportunity to purchase a established, fully operational heavy vehicle workshop is a rare one.

This industrial site offers a ready to go workshop with all facilities required to service the heavy vehicle sector.

Central to the complex is the easy access office space, incorporating a generous admin and reception area, managers office, client waiting room with kitchenette, showers, toilets and a second kitchenette.

Adjoining the office area is a large lockable warehouse and toolroom, suitable for parts storage, tooling and equipment.

The warehouse flows through to a high apex, double work bay suitable for very large machinery, adding to the covered work space are two large Igloo work bays with lighting and power and the added bonus of shipping containers for storage.

Work bays are 200mm concrete floors with grease trap drainage attached.

Also included in this property is a portable Crib room, a second office area with one large office and one smaller office these are tucked away on the far side of the allotment but are easily accessed.

This property is set on a 3,113m2 allotment, is fully fenced with good access for trucks and heavy machinery.

For further information or to arrange an onsite inspection, please do not hesitate to contact the listing agent.

0 BED | 0 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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