

18 KIRKCALDY STREET SOUTH BATHURST



FOR SALE

IDEAL TRANSPORT HUB, MANUFACTURING FACILITY OR LOGISTICS WAREHOUSE BATHURST NSW

18 KIRKCALDY ST SOUTH BATHURST NSW 2795

FOR SALE OR LEASE

PRICE GUIDE \$6.5m

One of the largest flat IN1 industrial sites in the region. 16,900 m2
IN1 zoning is the most flexible industrial zoning under Bathurst Regional Council Environment Plan as it permits industrial noise. The Kirkcaldy St industrial zone is the closest industrial site to Bathurst CBD, taking only 5 minutes. It is also close to Mt Panorama and the transport routes connecting Bathurst to Sydney, Western NSW and Canberra.

Currently the site contains two manufacturing facilities. Both these companies export throughout NSW and Nationally.

The site may be offered either vacant or with a tenant.
A modern office facility is included in the sale.

Improvements in approximate m2:
Central Office 190m2 concrete masonry block
Warehouse 1 1400 m2. concrete block
Warehouse 2 820 m2. concrete block
Storage Shed 326 m2. steele shed
Garage 24m2 steele shed
Carport 160 m2 concrete plus metal sheeting
Cement Hardstand. 2500 m2

The site enjoys town power, NBN, water and sewer connection.

WH&S Conditions of Inspection:
Inspections strictly by appointment in the immediate presence of the listing agent.

0 BED | 0 BATH | 0 CAR

PRICE:

Closing Date Sale 28th Feb 2025

OPEN FOR INSPECTION:

N/A



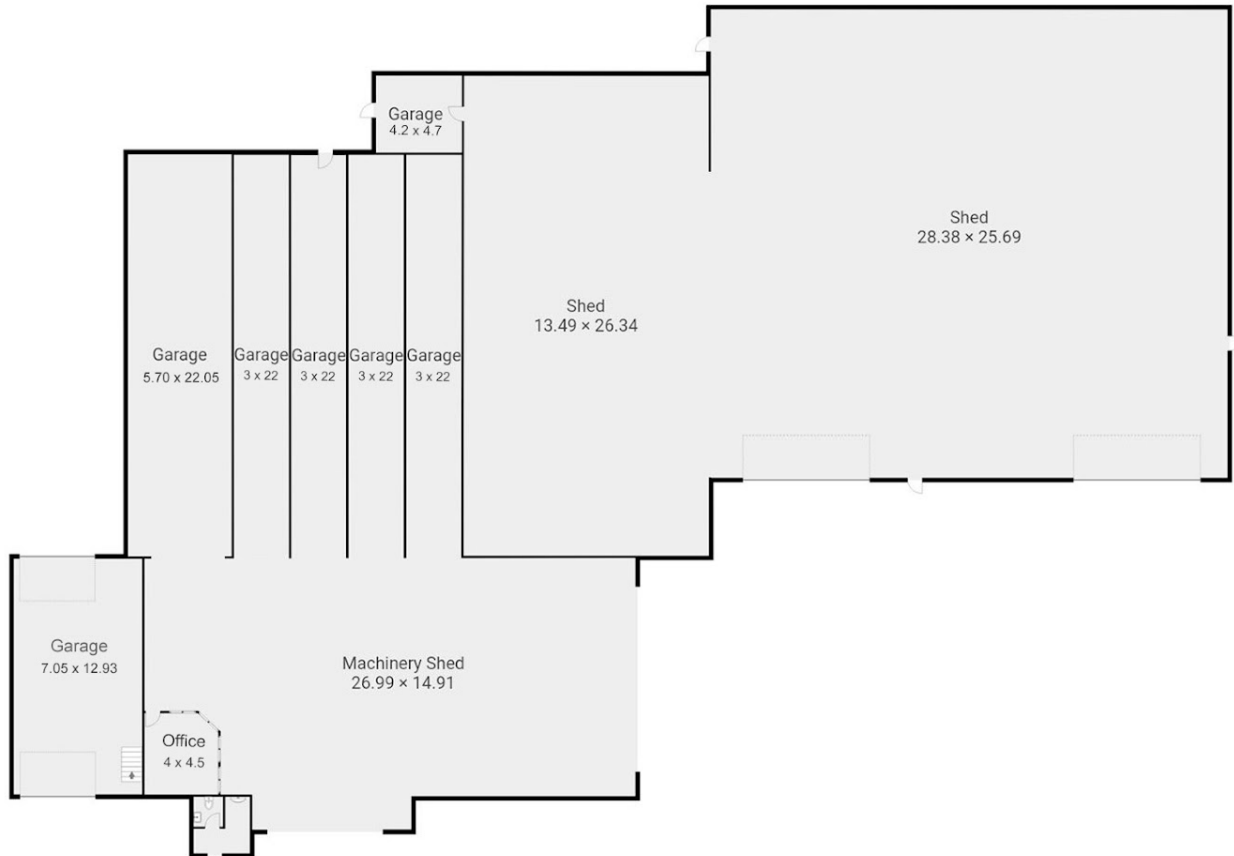
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Floorplan



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.