



## FOR SALE

### PRIME INDUSTRIAL LAND WITH IMMEDIATE LEASEBACK INCOME!

Presenting a rare opportunity to secure expansive industrial land in Golden Square, offering exceptional potential for development, occupation, or investment. Located on Ham Street and adjacent to a diverse range of industrial operations, this land is ideally suited for industrial projects or the creation of a new industrial precinct. With an optimal combination of scale, location, and features, this land provides the perfect foundation for your next business expansion or development.

#### Key Features:

- # Total land area of 5.16 hectares across two titles.
- # Industrial 3-zoned land.
- # Leaseback agreements provide immediate income of \$450,000 + GST per year, offering a steady revenue stream from day one.
- # Existing improvements already on-site.
- # Proposed 23-lot subdivision for maximum flexibility in future development.
- # Exceptional flexibility for various industrial uses.
- # Strong growth potential in Golden Square, with increasing demand for industrial spaces and a rapidly expanding local economy.
- # Excellent accessibility with close proximity to major highways and transport corridors, supporting efficient logistics and operations.

Opportunities like this are rare in today's market. With over 51,000 square metres of contiguous land, a prime location, and the added benefit of leaseback income, this land presents a unique opportunity to establish a thriving industrial hub. Whether you're an established developer, occupier, or investor, this opportunity offers significant long-term value and growth potential.

Contact Jag today on 0493 689 449 to schedule an inspection and explore this exceptional opportunity to take the first step toward realising your industrial vision.

Disclaimer: Whilst every effort has been made to ensure the accuracy of this information, the outlines are indicative only. No warranty is given by the vendor or agent as to their accuracy. Interested parties are advised to conduct their own investigations and satisfy themselves through

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#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



**Jag Duggal**  
**0493689449**

jag.duggal@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)