



**SOLD**

## CONCRETE FACTORY UNIT - 189SQM INCLUDING 50SQM MEZZANINE. APPROX.

Discover an exceptional industrial opportunity in the growing suburb of Robin Hill, nestled in the thriving Bathurst Region of New South Wales. This strategically positioned commercial property presents an exciting prospect for business owners and investors alike.

Offering a practical 139 square meters of floor space matched by an equally sized land footprint, this industrial unit provides the perfect canvas for your business ventures. Unit 7 at 11 Lombard Drive represents a versatile industrial space that can be tailored to suit various business operations.

The property's location in Robin Hill, a developing suburb of Bathurst, positions your business in an area experiencing steady growth. Bathurst's reputation as a major regional center ensures you'll benefit from established infrastructure and a robust business community.

### Key Features:

- 189 square meters of versatile industrial space, including mezzanine.
- Purpose-built commercial premises
- \* Full bathroom
- \* Kitchenette
- \* Rear Backyard
- Level, easy-access property
- Strategic location within the Bathurst Region
- Excellent opportunity for business expansion or investment

The unit's thoughtful design maximizes operational efficiency, providing a practical layout that can accommodate various industrial and commercial applications. The property's dimensions offer flexibility for different business configurations, from warehousing to light manufacturing.

Bathurst's position as a significant regional hub means your business will benefit from:

- Strong transport connections
- Established business networks
- Access to a skilled workforce
- Proximity to regional markets

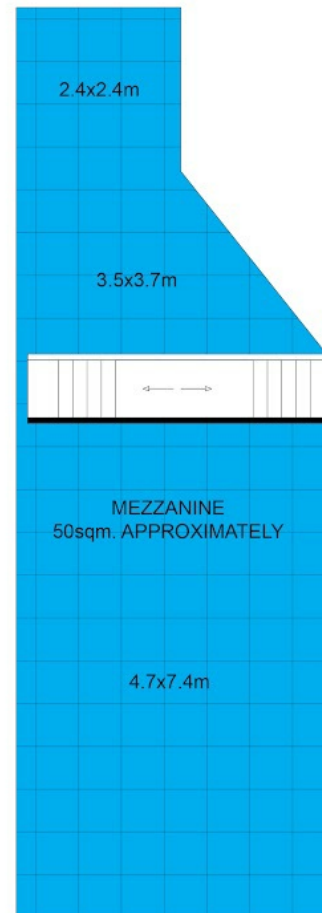
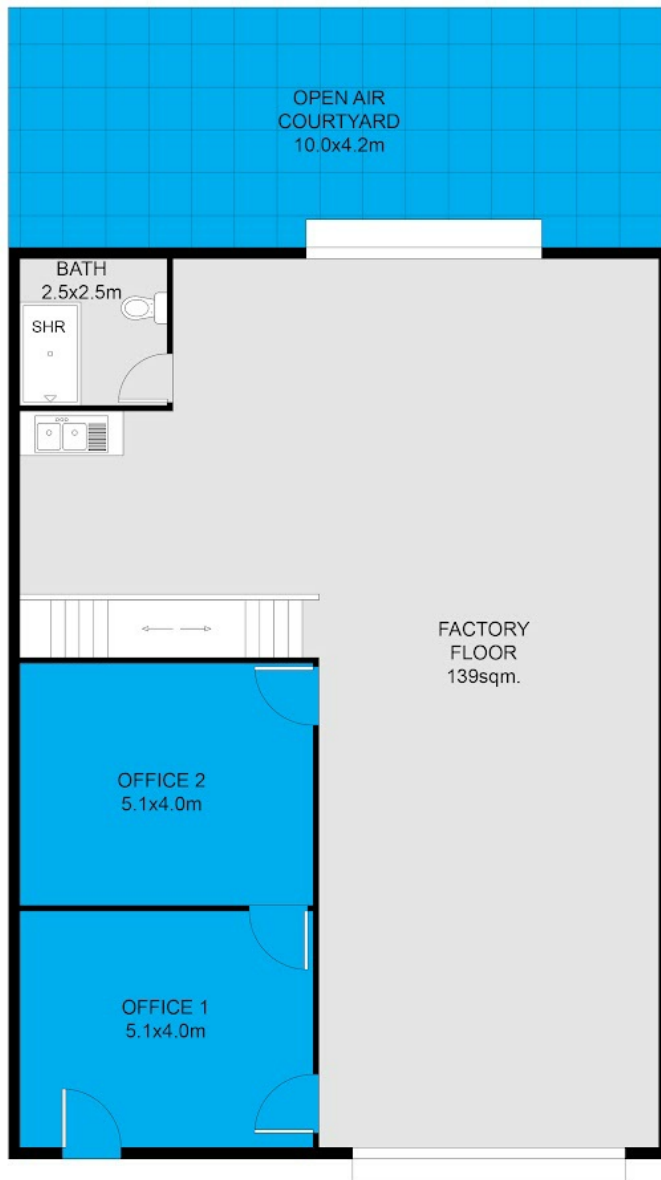
0 BED | 0 BATH | 0 CAR

PRICE:  
\$467,500

OPEN FOR INSPECTION:  
N/A



**Toni and James Thompson**  
**0429157157**  
thompson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

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