



# FOR SALE

## STRATEGIC INDUSTRIAL SITE - PRIME SOUTH BATHURST LOCATION

Discover this exceptional industrial opportunity in the thriving commercial precinct of South Bathurst. This versatile

\* 223-square-metre facility sits proudly on a generous \*697-square-metre block, offering the perfect foundation for your business ventures.

The property showcases practical industrial design with outstanding features including a separate kitchenette, separate toilet and separate shower and above is a mezzanine storage area or potential office space. The secure premises boast security cameras, providing peace of mind for your valuable assets and equipment. A remote-controlled garage door offers convenient vehicle access.

Key features include:

- 223 square metres of adaptable industrial space
- Substantial 697-square-metre land holding
- Secure remote-controlled access
- Wide vehicle access points

The strategic location in South Bathurst positions your business in a well-established commercial area with excellent connectivity. Bathurst's robust infrastructure and growing economy provide a solid foundation for business success, with the region experiencing consistent growth in industrial and commercial sectors.

This location offers convenient access to:

- Major transport routes connecting to Sydney and Central West NSW
- Bathurst CBD and commercial districts
- Local skilled workforce pools
- Essential business services and suppliers
- Regional transport hubs

The property's configuration provides excellent opportunities for:

0 BED | 0 BATH | 0 CAR

PRICE:

\$450,000- \$490,000

OPEN FOR INSPECTION:

N/A



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