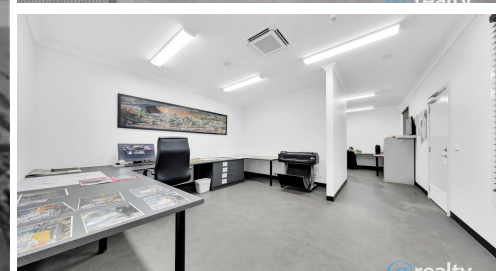


21-27 Coonooer St , Golden Square



FOR SALE

HIGH-CAPACITY INDUSTRIAL FACILITY WITH CRANES, POWER & PRIME ACCESS

A rare opportunity to acquire a fully equipped industrial facility in one of Bendigo's most tightly held industrial precincts. Strategically located on the Melbourne side of town, this high-clearance site offers exceptional infrastructure for heavy industry, transport, manufacturing, and logistics operations with OD route to front gate.

Purpose-built to support high-demand workflows, the property features six 10T overhead cranes, extra-thick concrete flooring and significant power capability - all positioned on a substantial land parcel with excellent access to arterial roads.

Key Property Features:

Main Workshop:

- 12.6m eave height with 5° pitch
- 450mm thick concrete slab
- 6 x 10-tonne overhead cranes
- 8 x large sliding doors (8m H x 5.7m W)

Service & Storage Area:

- 350mm thick concrete slab
- 2 x roller doors (6m H x 5.7m W)
- Separate office spaces and full staff amenities

Site Infrastructure:

- 250 KVA backup generator
- 300mm thick boundary concrete paving
- Designed for over-dimensional vehicle access

Property Summary:

- Zoning: Industrial 1 & Industrial 3
- Land Area: 3.31 Ha approx
- Floor area: 3058 square metres approx
- Improvements: High-clearance workshop, service & storage area and offices.

0 BED | 0 BATH | 0 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

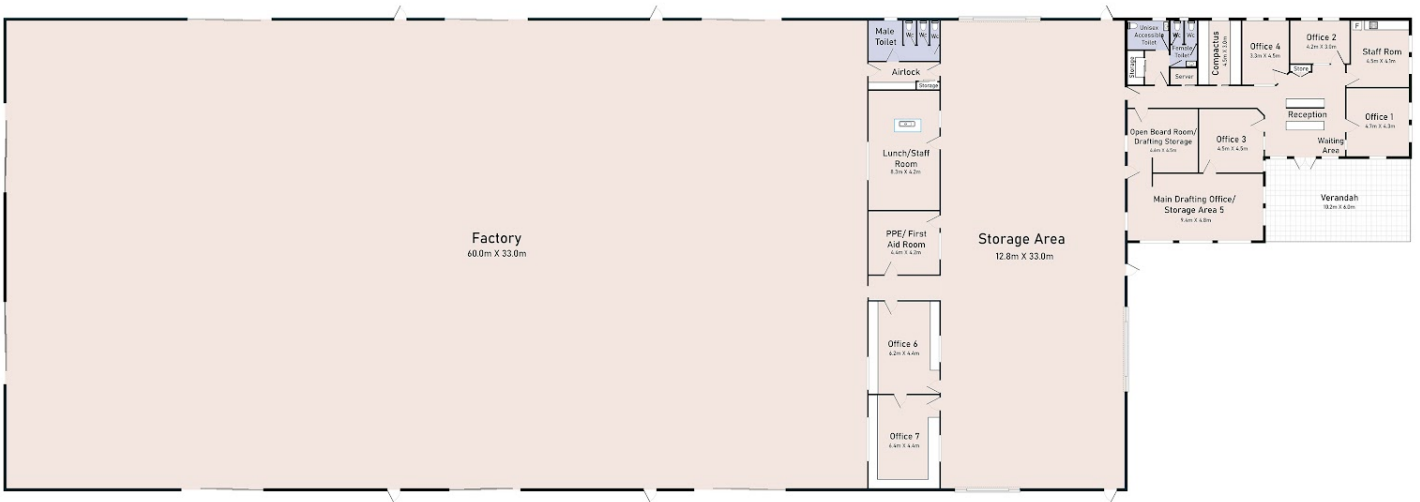
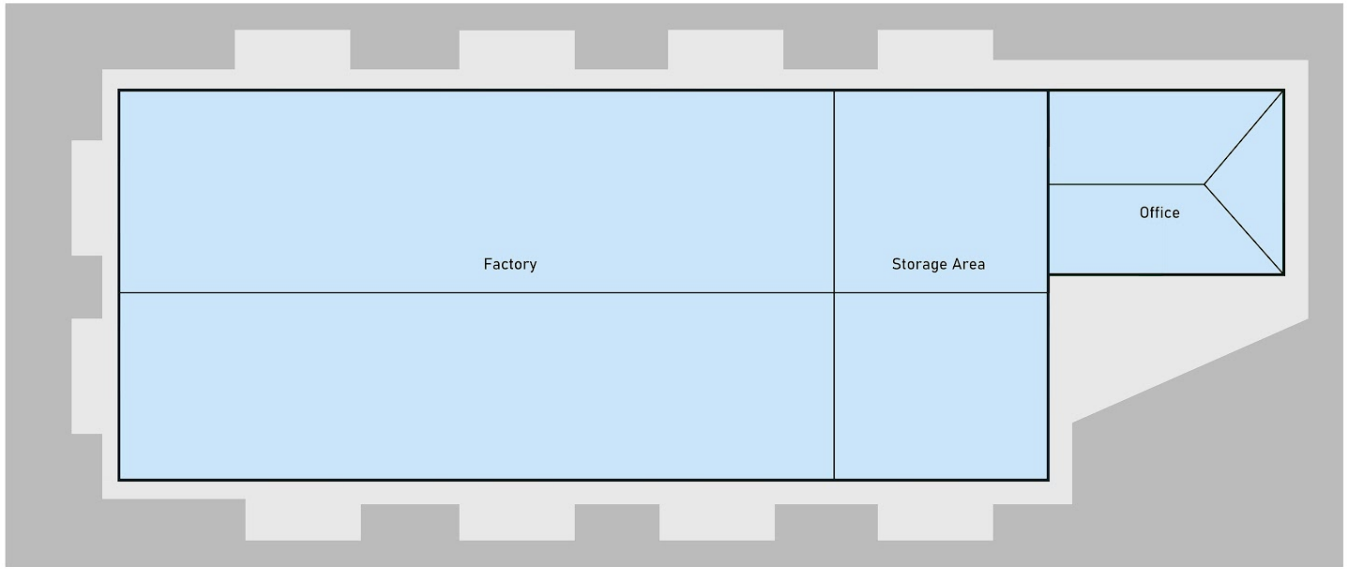
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* Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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.