



# FOR SALE

## INDUSTRIAL OPPORTUNITY – LOT 2 AVAILABLE

LOT 1 | 3,973m<sup>2</sup> | SOLD  
LOT 2 | 5,051m<sup>2</sup> | High-Capacity Industrial Facility with Crane, Office & Wash Bay

With Lot 1 now sold, this is your opportunity to secure Lot 2, a versatile industrial property ideally suited to fabrication, manufacturing, mechanical operations, logistics, or heavy equipment storage.

**Shed 1:**  
31m (L) x 21.5m (W) x 6m (H)  
200mm concrete flooring  
2 x sliding doors  
Chemical Shed (off Shed 1): 4.6m (L) x 2.5m (W) x 2.3m (H)  
Toilet

**Attached Office:**  
13m (L) x 4.8m (W)  
Air-conditioned  
Reception, office, kitchenette  
Two storage rooms and additional toilet

**Shed 2:**  
25m (L) x 15m (W)  
11.05m eave height with 7.5° roof pitch  
200mm concrete floor  
10T overhead crane  
3 x sliding doors (5.5m x 6m)

**Highlights:**  
Just minutes from Bendigo CBD, this Golden Square property is located in a well-established industrial precinct, offering:  
Prime Industrial 3 Zoning  
Direct access to the Calder Highway and major transport routes  
Over-Dimensional (OD) truck route to the front gate  
Close proximity to Bunnings, Lansell Square, fuel stations, and key suppliers

0 BED | 0 BATH | 0 CAR

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



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