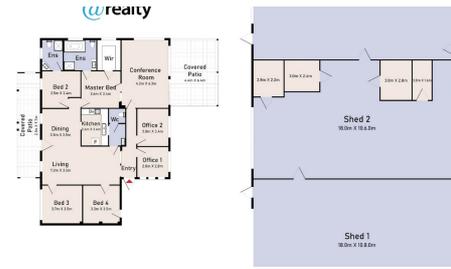


67-71 HAM STREET, GOLDEN SQUARE, VIC, 3555



# FOR SALE

## INDUSTRIAL ASSET DESIGNED FOR CAPABILITY AND OPERATIONAL SUCCESS

This Industrial 3 Zoned (IN3Z) facility in Golden Square presents a rare opportunity to secure scale, access and operational flexibility in one of Bendigo's most connected industrial precincts. With substantial warehouse capacity and practical site flow, this property is designed to keep your business efficient, competitive and ready for growth.

### Key Highlights

- Industrial 3 Zoned (IN3Z)
- Approx. 600sqm\* GFA across three warehouse sheds
- Open-plan spaces plus internal rooms for offices, storage, or amenities
- Multiple access points & two wide double gates
- Dwelling capable of conversion into up to seven offices or meeting rooms
- Air-conditioned administrative areas, with all seven rooms individually fitted for year-round comfort
- Clear separation between warehouse and administrative areas
- Close to Kangaroo Flat Station for convenient access
- Seamless connectivity to the Calder Highway & major transport routes
- Close to Bunnings, Lansell Square & key trade suppliers

For businesses seeking a strategic base in one of Bendigo's most accessible industrial corridors, this property offers smart design and practical functionality, zoning that supports serious enterprise, and a location that keeps operations seamlessly connected to the region's key commercial and trade facilities.

Contact Jag today on 0493689449 to schedule an inspection and explore this exceptional opportunity.

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 inspection or other means.

0 BED | 0 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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