25 MICHIGAN ROAD, KELSO, NSW, 2795









SOLD

6% NET RETURN - STATE OF THE ART FREEHOLD WAREHOUSE....11 YEAR REGISTERED LEASE IN PLACE... PRICE - $4,500,000

Located in the thriving Kelso industrial precinct. (Bathurst)

This state-of-the-art freehold facility is currently leased to a successful business on an 11 year registered lease ending 31/12/2035.

The property is approximately:

• 5 kms to Bathurst CBD
• 6 kms to Bathurst airport
• 60 kms to Lithgow
• 190 kms to the new Western Sydney International Airport
• 176 kms West of Parramatta CBD. Providing access to all parts of Sydney

Size

Office 192m2*
Warehouse 2139m2*

Total 2331m2*

Site Area 13,000m2*

(* approximately)

The property features include:
– Outstanding freestanding industrial building
– Corporate CBD style insulated offices area. Features a boardroom, breakout room and staff

0 BED | 0 BATH | 0 CAR

PRICE:
$4,200,000

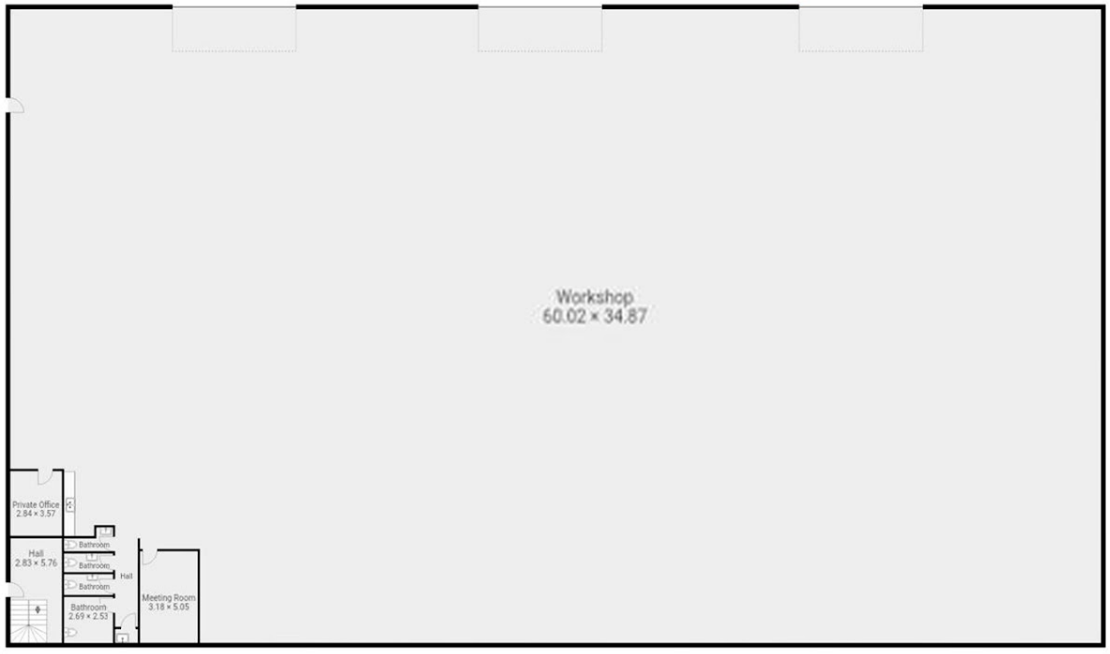
OPEN FOR INSPECTION:
N/A

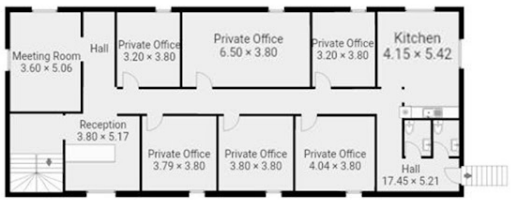


Toni and James Thompson
0429157157
thompson@atrealty.com.au
www.atrealty.com.au

@realty 25 Michigan Rd, Kelso

Floorplan





Disclaimer - Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own iniquiries.

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.

Toni and James Thompson
0429157157
thompson@atrealty.com.au
www.atrealty.com.au

@realty