



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
- Concrete CBD style insulated office area. Features a boardroom, breakout room and staff

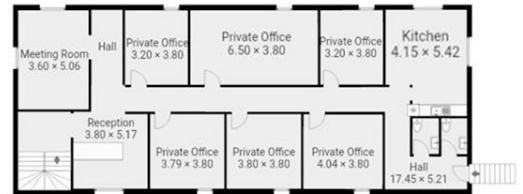
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PRICE:
\$4,200,000

OPEN FOR INSPECTION:
N/A



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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 inquiries.

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.