



FOR SALE

INDUSTRIAL YARD WITH IMPROVEMENTS – ESTABLISHED INDUSTRIAL PRECINCT

14 Calleen Street, West Wyalong NSW

Located within West Wyalong's established industrial precinct, this functional industrial site offers a ready-to-use yard with existing improvements and excellent freight connectivity.

Positioned just minutes from the intersection of the Newell Highway and Mid-Western Highway, the property benefits from direct access to two of Australia's major freight corridors linking Melbourne, Brisbane, Sydney and Adelaide. This strategic location has positioned West Wyalong as a key regional hub servicing agriculture, transport and mining industries.

Zoned E4 – General Industrial, the property supports a wide range of industrial and commercial uses including contractor depots, workshops, transport yards, storage facilities and service industries (STCA).

The site is already configured for practical industrial use, featuring a secure fenced yard, hardstand areas, storage containers with shelter, and essential services connected, allowing businesses to establish operations quickly with minimal additional infrastructure required.

The broader regional economy is supported by strong agricultural production and mining activity including the Lake Cowal Gold Mine, creating consistent demand for contractor yards, storage facilities and industrial space.

Key Property Features

- Land Area: approx. 2,601m²
- Zoning: E4 – General Industrial
- Fully fenced industrial yard
- Hardstand area suitable for storage, machinery or contractor operations
- 2 x 40-foot shipping containers with dome shelter
- Bathroom and laundry facilities on site
- 3-phase power connected
- Town water and gas connected

0 BED | 0 BATH | 0 CAR

PRICE:
\$330,000

OPEN FOR INSPECTION:
N/A



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