



# FOR SALE

## BUILD, OPERATE OR INVEST – PRIME EAST BENDIGO INDUSTRIAL ALLOTMENT

If you've been waiting for the right site to make your move, this is it - positioned within one of Bendigo's most promising industrial estates.

Set within the emerging Invicta Industrial Estate, this expansive 2,040 sqm\* allotment offers the ideal foundation for your next venture. With a generous 34-metre\* frontage and direct exposure to a main thoroughfare, the block is perfectly suited for efficient truck access, streamlined operations and strong visibility.

Zoned Industrial 1, the site is ready when you are. It lends itself equally to a purpose-built facility for your own operations or a strategic asset to lease out, offering flexibility for both owner-occupiers and investors.

Located within East Bendigo, you'll be surrounded by a growing network of established businesses, local operators, and national brands, reinforcing long-term value and demand. Excellent connectivity to Bendigo's commercial centre, Bendigo Airport, and key arterial routes to Melbourne and regional Victoria further enhances its appeal.

With the estate still in its early stages, this is a rare opportunity to secure a substantial parcel ahead of continued growth and development.

Secure the land, shape the vision and make your move. Contact Jag today on 0493 689 449 to explore the opportunity further.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, any plans, outlines, or areas are indicative only. No warranty or representation is given by the vendor or agent as to its accuracy. Interested parties should make their own enquiries and satisfy themselves as to the correctness of the information through independent investigation. The vendor and agent accept no liability for any loss or damage arising from reliance on this information.

0 BED | 0 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Jag Duggal**  
**0493689449**

[jag.duggal@atrealty.com.au](mailto:jag.duggal@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)