



### Factory 1/204 Strickland Road East Bendigo VIC

An opportunity exists for a business to occupy a factory amongst other quality businesses in a premium East Bendigo Industrial Development.

This 650m<sup>2</sup> (approx) factory on 1,319m<sup>2</sup> of Industrial 3 zoned land - includes a fenced yard space, large showroom/office, 2 x private offices, great staff amenities - including large tearoom and toilet/bathroom facilities including a shower, 216m<sup>2</sup> of mezzanine floor space - suitable for additional storage space or easily converted into extra office space & ample 3-phase power available.

A unique thing about the factories in this development is that they are situated on a 'private roadway' off Strickland Road with complete forward ingress and egress ability for a semi-trailer to drive in, turn around in the onsite court bowl and drive straight out again.

The Landlord is happy to look at internal modifications to the building (around existing plumbing) to suit the needs of

**Building Size** : 866 sqm  
**Land Size** : 1319 sqm  
**View** : <https://www.dck.com.au/lease/vic/greater-bendigo-region/east-bendigo/commercial/industrial/5758425>