



38 Piper Lane East Bendigo VIC

Strategically positioned close to the Bendigo Airport with convenient and quick road access to Melbourne, this industrial factory/warehouse has the potential for immediate cash flow and future growth. Located in a thriving industrial precinct, the modern building on approx 2745m² (IN1Z) is suitable for a variety of uses. It includes a comfortable office section approx 120m² consisting of a front reception area, 5 offices, kitchenette/staff lunchroom, male/female disabled toilets and storage/data room all serviced by six split system air conditioning units with polished concrete floor and direct access to the factory. The open warehouse approx. 30m x 15m (450m²) features 3.7m clear span roof, solar power and twin roller door access to the security fenced yard. The yard includes a rainwater tank and ample room for car and large-vehicle parking/turning etc with ample room to extend the existing factory or add more (STCA). Suitable for owner-occupiers

Price : \$ 600,000
Building Size : 2745 sqm
Land Size : 2745 sqm
View : <https://www.dck.com.au/sale/vic/greater-bendigo-region/east-bendigo/commercial/industrial/5767836>



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