



**Factory 2/12 Maynard Drive Epsom VIC**

4 🚗

- 216.5m2 Modern Industrial 3 Zoned Factory/Warehouse
- Located just off the Midland Highway Adjacent to the Historic Bendigo Pottery
- Small Separate Office, 3 Full-Height Roller Doors - Providing Fantastic Access
- 3 Phase Power, Clear Span Design, Laserlite Roofing for Natural Light, Disabled Toilet & Kitchenette, Air conditioning/ Heating
- Hard Stand area approx 750m2.
- Driveway Shared with the Neighbouring Premises (Eg Factory 1)
- Would Ideally Suit a Light Industrial Operator at an Affordable Price

**Building Size** : 216.5 sqm  
**View** : <https://www.dck.com.au/lease/vic/greater-bendigo-region/epsom/commercial/industrial/7525019>



**Matt Bowles**  
5440 5011