

2/8 Ladd Rd, New Gisborne, VIC 3438

Sold - \$750,000

Office Suite



## High-Exposure Factory in Thriving New Gisborne Business Park

Positioned at the gateway to the New Gisborne Business Park, this exceptional industrial property offers outstanding exposure and convenience in one of the region's most popular commercial precincts.

Set within a block of eight, this 270m<sup>2</sup> factory is designed for versatility and efficiency, featuring:

- Front entrance with reception area plus upstairs office space
- Excellent roller door clearance for easy access
- Ample parking and turning circle for staff and deliveries
- Short walk to local café/takeaway for daily convenience
- High-visibility location ideal for growing businesses

Situated in a thriving industrial hub, this property is only 50 minutes to Melbourne CBD, 35 minutes to Tullamarine Airport, and 50 minutes to Bendigo, offering superb connectivity for business operations.

Whether you're looking to establish, expand, or invest, this property provides the perfect blend of location, functionality, and growth potential.

\*To be Auctioned if not sold prior.

Contact Ken Grech today - 0418 509 710

**Open for Inspection**

By Appointment.

### Listed By

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