

21 Indigo Loop, Yallah, NSW 2530**Contact Agent**

Commercial Shop

**Heavy Duty Industrial Facility**

This brand-new factory for lease in Yallah offers a rare opportunity to secure a purpose-built facility designed for heavy industry, logistics, and manufacturing.

Open for Inspection

By Appointment.

With excellent highway access and immediate availability, this property is ready to take your operations to the next level.

Highlights:

- ? Approx. 640 m² total internal area
- ? 300mm reinforced concrete floor in main building
- ? Overhead-crane capable (subject to engineering/design)
- ? High power: 300+ amps per phase (suitable for heavier industry)
- ? Full security fencing with remote-controlled gate
- ? Generous on-site + additional street parking
- ? Two configurable mezzanine floors/offices

Building SummaryMain building: 600m²Mezzanine 1: 48m²

Notes: Areas and dimensions are approximate and subject to verification/survey.

Specifications:

- Structure: all-concrete walls; insulated roof
- Slab: 300 mm reinforced concrete (main building)
- Clearance: 8 m+ internal height
- Doors: 5 m × 5 m electric roller door
- Power: 300+ amps per phase
- Site: security-fenced with remote-controlled gates; concrete yard
- Parking: generous on-site parking + street parking

Listed By

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