**Professionals Bathurst**
55 William Street,
Bathurst NSW 2795

## 25 Michigan Rd, Kelso, NSW 2795

**Contact Agent**

Warehouse
















# HUGE 2,331m2 INDUSTRIAL BUILDING WITH OFFICE SPACE

Superbly located along Michigan Road within the new industrial estate at Kelso, This property controls an elevated and dominate site position.

PROPERTY HIGHLIGHTS

- Outstanding freestanding industrial building 60m x 35m (2,331m2)
- Specifically finished for robotic installations
- Large open plan warehousing facility - 2,331m2
- Dual entrance & 2 high clearance roller doors for articulated vehicles
- 360 Amp 3 Phase power supply.
- 3000m2 gravel hardstand storage yard (Gravel still to be placed)
- Landlord is open to building modifications and adding further buildings to the site for the right application
- 192m2 of Insulated offices incorporating a boardroom, breakout room and staff rooms
- Reverse cycle heating and cooling to offices
- 6 Individual amenities including shower + 2 Kitchens
- Building is less than 3 years old

To book your inspection contact Jaise Delaney on 0424 187 786

**Open for Inspection**

By Appointment.

**Listed By**
Jaise Delaney
Phone: (02) 6332 2900
Mobile: 0424 187 786

Listing Number: 3428137

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.