Professionals Bathurst
55 William Street,
Bathurst NSW 2795

70 Corporation Ave, Robin Hill, NSW 2795

Expressions of Interest

Warehouse















HIGH-POWER INDUSTRIAL PROPERTY – 1.5 MW CAPACITY

Rare freehold opportunity | On-site power infrastructure | 2,026m² site | 378m² warehouse

Open for Inspection

By Appointment.

Positioned within an established commercial and industrial precinct, 70 Corporation Avenue offers a rare combination of substantial electrical capacity, functional warehouse accommodation and future development potential.

A key feature is the property's on-site grid connected, electrical infrastructure providing capacity of up to 1.5 MW. This makes the site particularly suitable for power-intensive operations such as data processing, advanced manufacturing, engineering, cold storage, energy infrastructure or other specialised industrial uses, subject to the purchaser's operational requirements and relevant approvals.

Set on approximately 2,026m² of land, the property includes an approximately 378m² warehouse incorporating open workspace, offices, showroom/reception, kitchenette and amenities. The balance of the site provides parking, operational space and potential for further development, subject to approval.

Key Features
- Electrical capacity of up to 1.5 MW
- On-site/private substation infrastructure
- Suitable for a range of power-intensive industrial and technology uses
- Approximately 2,026m² freehold landholding
- Approximately 378m² warehouse and office accommodation
- Large, flexible open warehouse area
- Office and showroom/reception facilities
- Kitchenette and bathroom amenities
- Multiple on-site parking spaces
- Substantial undeveloped land
- Further development potential, subject to approval
- Established Robin Hill commercial and industrial location
- Suitable for owner-occupiers, investors and developers
- 30kw solar system

Listed By
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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.