

## 85-87 West St, South Kempsey, NSW 2440

**Contact Agent**

Industrial Land



### Versatile Industrial Investment Opportunity in South Kempsey

Positioned in the sought-after South Kempsey Industrial Area, this rare offering presents a unique opportunity for investors, developers, or owner-occupiers seeking scale, flexibility, and long-term upside.

**Open for Inspection**

By Appointment.

Set on a substantial parcel of land, the property features approximately 1,700 square metres of high-clearance industrial shedding, offering multiple tenancies, storage options or operational space. A modern caretaker's residence adds live-in convenience or on-site security.

#### Key Features:

- Approx. 1,700 m<sup>2</sup> of industrial sheds with generous access and layout
- Zoned industrial ideal for warehousing, manufacturing, or trade businesses
- Large solar power system which can significantly reduce operating costs, 6 x 6 kw systems separately metered per bay.
- Subdivision potential into 8 strata lots (STCA) – maximise returns or tailor to multiple occupants
- Caretaker's residence on-site suited for a live-in manager, owner, or additional rental income
- Excellent access to Pacific Highway and transport corridors

This is a prime opportunity to acquire a substantial industrial holding in a growth region, offering strong potential for future value uplift through subdivision and leasing.

Inspections by appointment only. Contact Peter Gill on 0408 482 222.

#### Listed By

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