

For Lease Factory 1/204 Strickland Road East Bendigo Behind Ray Wild Plumbing



Well equipped Factory or Warehouse in excellent condition.

Factory 1/204 Strickland Road East Bendigo (behind Ray Wild Plumbing)

This new modern Factory/warehouse consists of approximately 650 m² of floor space including 227.40 m² of office space plus large mezzanine area. Included is a large office/reception, 2 separate offices, kitchen/break room and change area with 2 toilets/shower facilities plus large air conditioned service area and ample on site car parks. Located in the high growth industrial precinct of East Bendigo, this factory/warehouse is part of a very modern factory complex with complementary businesses surrounding - only minutes away from the Mclvor and Midland Highways and the CBD.

Features include a clear span design, high bay lighting, 5 metre roller doors, 3 phase power, 6 reverse cycle cassette air-conditioners in the office/reception and kitchen service areas, Zoned Industrial 3 and includes two security fenced areas. This property will appeal to those seeking a low maintenance and conveniently located business premises and is suitable for many uses including the tradesperson looking for a depot/workshop or for someone needing storage.

- Available immediately
- Various lease term options can be considered
- Rental \$56,000 per annum plus GST and all outgoings

Please contact Jack Lazenby to arrange an inspection on 0418 517 182 or 03 5441 5959

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