



## 136-142 Lodge Road, HAMILTON, VIC 3300

### Prime Industrial/Commercial Land Holding

This expansive land parcel presents as a fantastic opportunity to acquire a substantial industrial/commercial site on the southern fringe of Hamilton. Situated on approximately 1.47 hectares (14,973 m<sup>2</sup>) of clear land, this property delivers significant flexibility for a variety of commercial, industrial and investment uses (STCA).

#### Key Features

- **Size & Configuration:** A generous 1.47 Ha (approx.) site offering a broad range of development possibilities.
- **Zoning:** Zoned Industrial 1, which supports a variety of commercial and industrial uses, providing clear opportunities for development, expansion or land banking.
- **Infrastructure:** Established infrastructure including water connected, power at the front boundary, and town sewer available.
- **Site Improvements:** Existing engineered gravel pad (approx. 40m x 40m) capable of supporting heavy vehicle access, shedding or storage operations pending further development.
- **Access & Exposure:** Frontage to Lodge Road offers excellent traffic exposure and connectivity to Hamilton's commercial network.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P190554

#### SALE DETAILS

**\$900,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

0408 199 794

- Surrounding Context: Positioned in a mixed use corridor with industrial, commercial and urban fringe land uses, strategically located for operational accessibility.

## Location Highlights

- The property is located within the Southern Grampians Shire, an established regional centre serving a broad agricultural and services catchment.
- Hamilton's location in southwest Victoria supports regional transport, logistics and service industries, enhancing the appeal of large industrial land parcels.
- Proximity to key arterial routes extending toward Portland, Horsham, and the Victorian coast reinforces connectivity for business operations.

## Investment & Development Opportunity

This site is ideal for buyers seeking:

- A commercial land bank with strong redevelopment potential in a regional market.
- Expansion or relocation of industrial/warehouse operations.
- Strategic investment with future subdivision and development upside (subject to planning approval).
- Owner-occupiers requiring significant yard space, hardstand area and flexibility of use.

Note: For precise planning, zoning definitions and permitted uses refer to VicPlan or Southern Grampians Shire Council planning services, as zoning details may be critical to specific commercial or industrial use approvals.

- Land Area 1.47 hectares
- Commercial Type:



