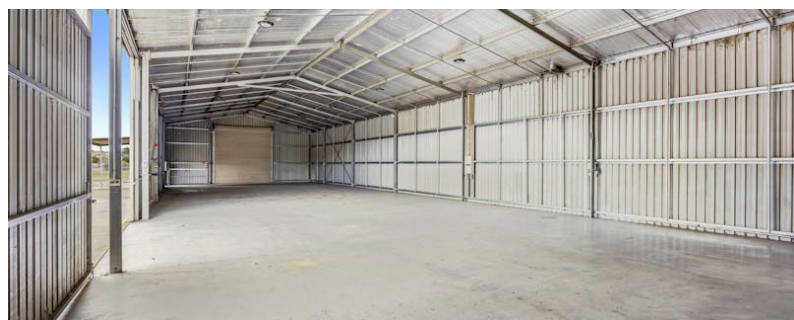




6/24 Alfred Street, ARARAT, VIC 3377

Versatile Industrial Property With Strong Operational Capacity

This well-positioned industrial site offers the ideal blend of space, functionality, and visibility, perfect for businesses seeking a practical base with excellent access to major transport routes. It's a standout opportunity in a high-demand location.

Key features:

- * Approx. 1 acre (4,081 sqm) of land with direct connection to both the Western Highway and Pyrenees Highway
- * Large 482 sqm high-clearance warehouse, suitable for logistics, storage, manufacturing, or general industrial use, 3 phase power
- * Dual access points with manual sliding shed door and electric roller door for smooth loading and unloading
- * Comfortable office area fitted with split-system heating and cooling, ideal for administration and staff

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: 64P4641

SALE DETAILS

\$465,000 + GST

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

- * Kitchenette/tea room, providing convenient daily amenities
- * Additional separate shed featuring two secure storerooms
- * Top-level loft offering further storage options or potential for alternative business uses
- * Expansive site layout allowing excellent truck movement, ample parking, outdoor storage capacity, and securely fenced.
- * Highly visible location perfect for signage and brand exposure
- * With its generous footprint, strong access, and versatile facilities, this property delivers a functional and adaptable base for a wide range of industries.

A strategic industrial opportunity-inspect now and secure a site that supports your business growth.

- Land Area 4,081.00 square metres
- Commercial Type:
- Building Area: 482.00 square metres



