



17 Horsham Road, STAWELL, VIC 3380

OFFICE AND WAREHOUSE

This property offers outstanding exposure, strategically positioned along the Western Highway between Melbourne and Adelaide. Formerly operating as a joinery factory and showroom, it presents an excellent opportunity for a wide range of industrial or commercial uses.

Whether you're looking to expand an existing operation or establish a new venture, this well-appointed industrial facility provides a solid foundation for success. With a flexible layout, prime location, and practical amenities, it is ready to support a variety of business needs.

Key Features:

- Approx. 300m² industrial shed, complete with a 10kW solar system
- Durable 6-inch concrete slab, ideal for heavy machinery
- Generous 24m x 10m warehouse/factory space featuring:
- Three-phase power

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 Lease

INTERNET ID: 64P4866

RENTAL DETAILS

Rent / Lease:

\$20480.98 pa

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

Jessica Ward
0428273369

- Wood heater
- Toilet facilities
- Electric roller door with 3.5m clearance
- Approx. 8m x 6m showroom including:
 - Partitioned office
 - Kitchenette
 - Toilet and basin
- Industrial zoning on a 950m² (approx.) allotment
- Three access points for convenience and functionality
 - Available on: 27/04/26
 - Land Area 950.00 square metres
 - Commercial Type:
 - Building Area: 300.00 square metres



