



## 7 Toronto Street, KELSO, NSW 2795

### Expressions of Interest - Sale or Lease

An exceptional opportunity to secure a substantial industrial/commercial property in one of Kelso's most sought-after industrial precincts.

Ideal for owner-occupiers, investors or lessee's alike, this versatile property offers outstanding functionality, significant improvements and a proven location for long-term commercial success.

Strategically positioned in the Central West of New South Wales, the property offers excellent access to major transport routes and is conveniently located within easy reach of Sydney and surrounding regional centres, making it an ideal base for businesses servicing both metropolitan and regional markets.

Set on a generous 3,977\*m<sup>2</sup> allotment, the property boasts approximately 1,375\*m<sup>2</sup> of total building area and has been home to well-established businesses for over 22 years.

The original building comprises approximately 793\*m<sup>2</sup>, incorporating a well-appointed 160\*m<sup>2</sup> office, showroom and amenities area with a new practical 96\*m<sup>2</sup> mezzanine

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:** L22135273

#### SALE DETAILS

**EOI - Closing 19th  
August 2026 at 3pm**

#### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**  
0428643586

storage area, complete with forklift access gates, provides valuable additional storage capacity.

Complementing the original premises is a modern 582\*m<sup>2</sup> clear-span warehouse addition, providing outstanding versatility for warehousing, manufacturing, logistics or distribution operations.

The new warehouse area offers excellent accessibility via a 12-metre-wide sliding door, while an additional 4m x 4m electric roller door further enhances operational efficiency.

Designed with functionality in mind, the property yard also features drive-through access and an expansive hardstand area, making it well suited to transport operators, trade businesses, warehousing and industrial users.

#### Property Features

- Expressions of Interest invited - Sale or Lease
- Ideal opportunity for owner-occupiers, investors or prospective lessees
- Prime industrial location in sought-after Kelso
- Strategically located in the Central West with excellent access to Sydney and regional NSW
- 3,977\*m<sup>2</sup> land area
- 1,375\*m<sup>2</sup> total building area
- Original 793\*m<sup>2</sup> building incorporating: office, showroom and amenities plus 96\*m<sup>2</sup> mezzanine
- Modern 582\*m<sup>2</sup> (12m x 48m) clear-span warehouse addition
- 12-metre-wide sliding door providing excellent warehouse access
- 4m x 4m electric roller door
- Approx. 96\*m<sup>2</sup> mezzanine storage area with forklift access gates
- Drive-through yard access
- Extensive hardstand area
- Suitable for warehousing, manufacturing, logistics, engineering and trade businesses
- Proven commercial premises with over 22 years of successful business occupancy

Expressions of Interest Close Wednesday 19th August 2026 - 3pm

\* Approximate areas.

Disclaimer: All information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy. Interested parties should rely on their own enquiries and satisfy themselves as to the accuracy of the information provided.

- Land Area 3,977.00 square metres
- Commercial Type:
- Building Area: 1,375.00 square metre

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- Zoning: Zone IN1 General Industrial





