



## 11-13 Kollas Drive, COWRA, NSW 2794

### INDUSTRIAL OPPORTUNITY WITH APPROVED STORAGE SHED DA

Positioned in Cowra's growing industrial precinct, this dual lot opportunity offers flexibility, scale and development ready appeal.

Zoned E4 General Industrial, both Lot 10 (approx. 1,793m<sup>2</sup>) and Lot 9 (approx. 1,942m<sup>2</sup>) are available for purchase either separately or as a package, perfect for those looking to secure their own commercial footprint or expand an existing operation. The lots are flat, cleared and DA approved for a 64-unit self-storage facility.

The development consent includes plans for two stages of high-demand storage units, with essential infrastructure considerations including access, drainage, sewer and stormwater management already reviewed and approved by Cowra Shire Council.

#### Key features:

- Lot 10: approx. 1,793m<sup>2</sup> | Lot 9: approx. 1,942m<sup>2</sup>
- Zoned E4 General Industrial
- Zoning allows for a wide range of industrial and commercial uses, including storage,

**TYPE:** For Sale

**INTERNET ID:** L39451943

#### SALE DETAILS

[Contact Agent](#)

#### CONTACT DETAILS

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

**Adam Gambrill**  
0417533453

workshops, depots and more

- DA approved for 64 self-storage units
- Ideal for investors, developers or local businesses
- Close proximity to established industrial and commercial neighbours
- Flexible sale options - purchase one or secure both

Whether you're a business owner seeking secure space or a developer eyeing low-maintenance rental income, this is a prime opportunity with major groundwork already complete.

The owner's preference is to sell Lot 9; however, offers for both lots will be considered.

Contact Adam Gambrill 0417 533 453 for further information.

All information provided is believed to be accurate at the time of publication; however, no warranty is given and interested parties are advised to make their own enquiries with the relevant authorities regarding planning controls, development approvals, and the availability of utilities.

- Land Area 3,734.00 square metres
- Commercial Type:



