



21 Tate Street, GLOUCESTER, NSW 2422

Prime Industrial Investment in Gloucester

Smart investors and business owners will instantly recognise the value in this exceptional industrial holding - a large *3,075 m² parcel with extensive shedding, located right at the gateway to Gloucester's sought-after industrial area.

Positioned as the first commercial premises upon entry, this property commands attention and delivers unmatched exposure for any enterprise.

Currently ready to move into straight away, the possibilities here are endless.

With concrete flooring, multiple high-clearance roller doors, 3-phase power, a *4kw solar system, office and staff amenities, and ample off-street parking, it's equipped for a range of uses, from trade and fabrication to warehousing, logistics, or equipment storage.

The generous layout places the main shed to one side, leaving expansive, undeveloped land on the balance of the block - a golden opportunity for future development or expansion (STCA).

Industrial land of this scale, in such a prime street location, rarely becomes available in

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TYPE: For Sale

INTERNET ID: L39736957

SALE DETAILS

Guide \$550,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

Gloucester. With the region growing rapidly as both a commercial and lifestyle destination, this property represents a strategic acquisition for the astute investor or owner-operator.

Key Features:

- *3,075 m² industrial-zoned land
- *384 m² shed with multiple roller doors
- 3-phase power & *4 kw solar system*
- Office, bathroom & staff facilities
- Fully fenced yard with mesh security
- Ample parking and turning space
- Ready for immediate use

A property that delivers exposure, functionality, and investment potential - all in one.

Enquire today to secure one of the most strategically positioned industrial holdings in town. Denise Haynes - Elders R&R Property 0414 725 482

*approximate

- Land Area 3,075.00 square metres
- Commercial Type:
- Building Area: 384.00 square metres
- Zoning: E4 - General Industrial





