



8 Hampden Park Road, KELSO, NSW 2795

Prime Industrial Opportunity - High-Exposure Location in Kelso

Position your business for success with this exceptional large-scale industrial shed, ideally located in the highly sought-after Kelso industrial precinct on busy Hampden Park Road.

Set on a generous 2,692m² yard, this impressive property features approx 1320m² of versatile internal space, which includes office and amenities on the ground floor of approx 41m². There is also a first floor area for office or storage. There is also a rear internal mezzanine area approx 46m² for extra storage. Outside at the rear there is additional covered areas.

Designed for efficiency and functionality, the shed boasts a clear-span layout, allowing maximum usable floor area, along with 3-phase power to support a wide range of industrial operations. There's also ample outdoor storage along the sides and rear, providing added convenience for your business needs.

Access is seamless with dual entry gates and off-street parking, making it ideal for logistics, transport, or trade-based businesses requiring easy vehicle movement.

TYPE: For Lease

INTERNET ID: L40446529

RENTAL DETAILS

Rent / Lease:

Call Agent for Details

CONTACT DETAILS

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

Louise Ireland
0428643586

Opportunities like this don't come along often-a shed of this size in such a prime location won't last long. Secure your foothold in one of Kelso's most active industrial hubs today.

Asking \$125 sqm plus GST plus annual rates

Call now to arrange your private inspection: 0428 643 586

Disclaimer: All information contained herein is gathered from sources we believe reliable. While we have no reason to doubt its accuracy, we cannot guarantee it.

- Land Area 2,692.00 square metres
- Commercial Type:
- Building Area: 1,320.00 square metre

