



4 Johnson Street, GLOUCESTER, NSW 2422

Rare Industrial Land

Opportunities to secure industrial land of this size in Gloucester's dedicated industrial precinct are increasingly rare.

Comprising approximately 5277sqm, this substantial vacant allotment offers a level to gently undulating landholding with excellent accessibility and development potential. Positioned within a well-established industrial area, the property benefits from a tar-sealed street frontage complete with kerb and guttering, providing a professional presentation and ease of access for commercial operations.

All essential services are available, including town water, sewer, telecommunications and valuable 3-phase power, helping streamline future development plans.

The site's E5 Heavy Industrial zoning provides flexibility for a wide range of industrial and business uses (subject to council approval), making it an attractive proposition for owner-occupiers, developers, investors and expanding businesses seeking a strategic location within the Gloucester region.

Large industrial landholdings are becoming increasingly difficult to source, particularly those offering services to the boundary and established infrastructure. Whether you're looking to construct purpose-built premises, establish a depot, expand existing operations or secure a long-term investment, this impressive parcel presents exceptional potential.

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: L41299302

SALE DETAILS

\$580,000 to \$620,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

Position your business for future growth with this outstanding industrial opportunity.

Contact Denise Haynes - Elders R&R Property 0414 725 482

Elders R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 5,277.00 square metres
- Commercial Type:
- Zoning: E5 Heavy Industrial Zoning

