

RayWhite



3-5 Copford Road, Goulburn



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COMMERCIAL/ INDUSTRIAL FOR SALE IN GOULBURN

Secure Industrial Investment

Located within the Bradfordville Industrial Area, 4 klms to the CBD of the main regional city of Goulburn (pop. 23,000) Strategically located between Sydney and Canberra. Good access to Wollongong and the South Coast.

Within 10 minutes of the Hume Freeway. 2 hours easy drive to Sydney, 1 hour to Canberra

Offering 5,197sqm of level land with sealed road access and suitable for B Double trucks.

3 phase power, Natural gas, town water, telephone, sewer and stormwater connected.

CONSTRUCTED ON SITE

- * 960sqm Colorbond high clearance shed
- * 200mm thick HD concrete floor, graded for drainage
- * High clearance walls to 7 metres, fully insulated
- * HD steel frame capable of supporting a 5 tonne gantry crane
- * 5 electric powered 5 metre roller doors
- * Paint bay

OFFICE AREA

* Gyprock lined, Reception/spare parts area, 4 offices, storeroom, staffroom/kitchenette, Male and Female toilets

* Mezzanine area above the office, split system air conditioning, 2 firehoses.

OUTSIDE/IMPROVEMENTS INCLUDE

Security wire fencing on all boundaries. Security gates.

2 x 26,000 litre Poly tanks

Oil separator for contamination control

Car parking to approved standard

Secure investment current owner willing to negotiate and sign a lease for 2-3 years

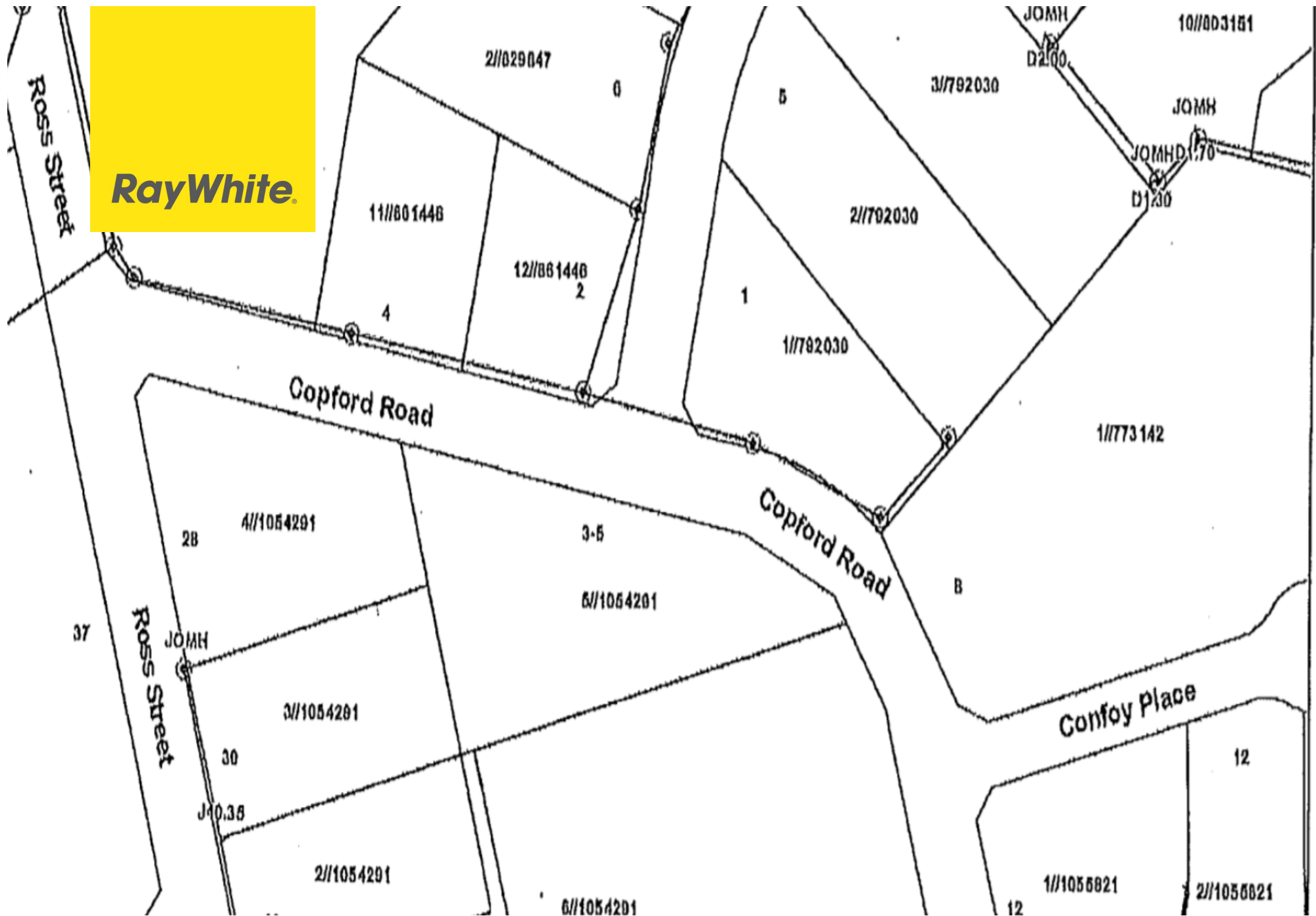
Land Value \$609,000

Rates \$1,010

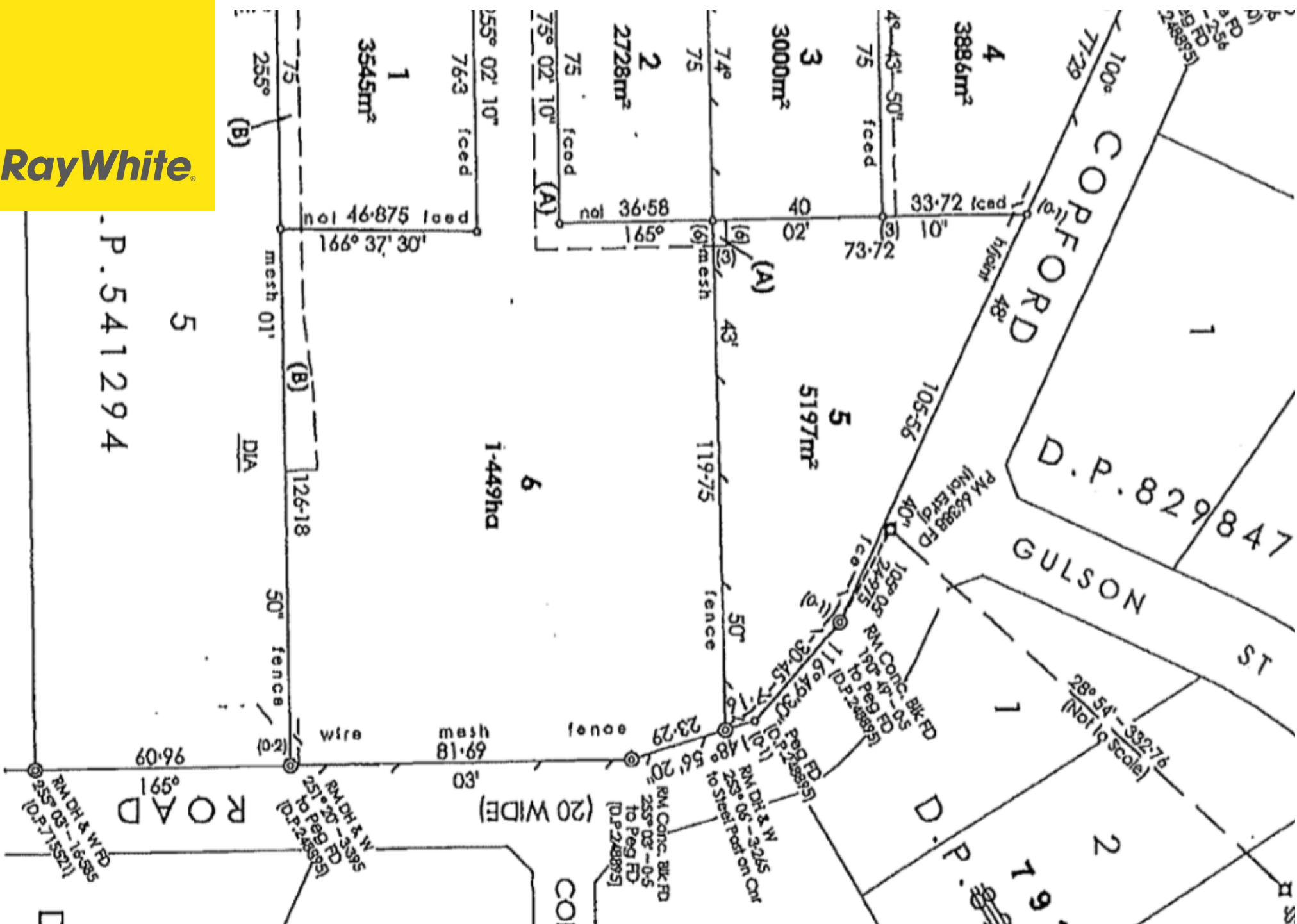
Zoning IN1 - General Industrial

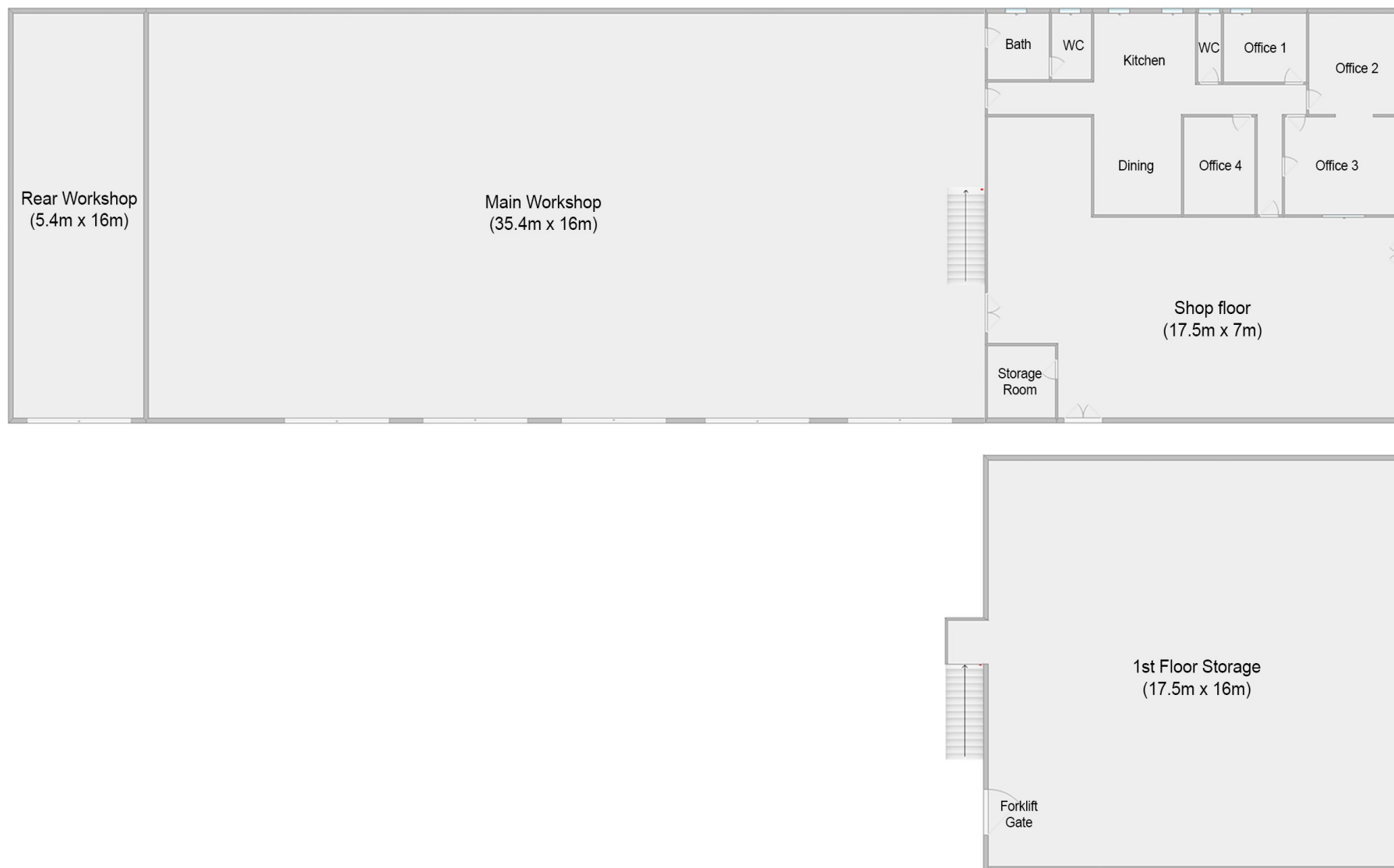
Land Size: 5,197m²

RayWhite.



RayWhite®







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The RayWhite logo is located in the top left corner. It consists of a yellow square with the text "RayWhite" in a bold, black, sans-serif font. The "Ray" is in a lighter weight than "White", and there is a registered trademark symbol (®) at the end of "White".

RayWhite®

3-5 Copford Road, Goulburn

FORSALE Guide \$1,500,000

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Ray White Goulburn

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