



20 Smith Street Bacchus Marsh VIC

6

Positioned in the popular industrial estate off Griffith Street, this versatile warehouse offers a practical layout suitable for a range of businesses. Plenty of room to store containers inside or outside the factory!

Flexible lease terms available. \$40,000 PA + GST + outgoings.

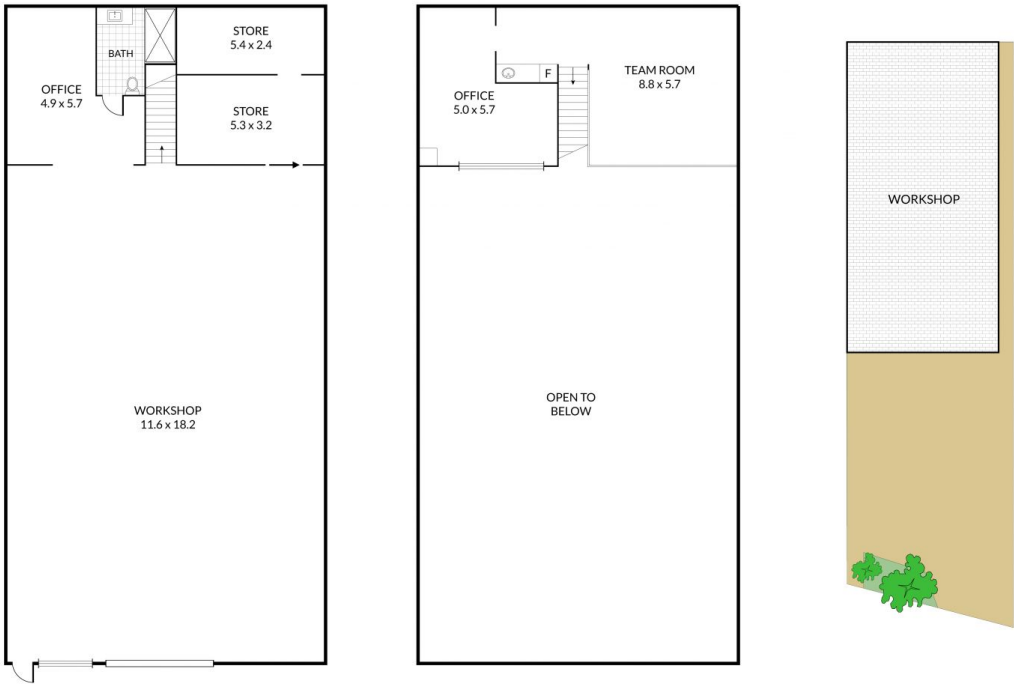
Key Leasing Features:

- + 283m² Shed Space (approx.)
- + 748m² Land Space (approx.)
- + Motorised roller door (3.8m x 4.5m)
- + 3 Phase Power
- + Fully gated & Alarmed
- + Remote Access Security Cameras
- + Mezzanine Office with Tea Room/Show Room

Price	: \$40,000 + GST & Outgoings pa
Building Size	: 283 sqm
Land Size	: 748 sqm
View	: https://www.ballaratrealestate.com.au/lease/vic/west/bacchus-marsh/commercial/industrial/8685233



Kyra Smith
03 5331 2233



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.