



### 56 Wallis Street Delacombe VIC

Situated in an established, popular industrial area in Delacombe this flexible factory /warehouse is set on a large security fenced site with remote key access/auto gate entry. The factory includes a small office with kitchen and bathroom facilities including disabled access and shower. Features include 3 phase power, compressor lines, engineered for a 5 tonne crane rail to be installed, internal height of approximately 8.5m with 5m high roller doors at the front and rear (high clearance giving large truck drive through option) plus small door giving side access. Zoned industrial 1 the shed dimensions are 18.2m x 36m and land size approx 2.262m<sup>2</sup> land giving space and scope to perform many industrial pursuits.

**Price** : \$ 690,000  
**Building Size** : 655 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/delacombe/commercial/industrial/6187957>



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