



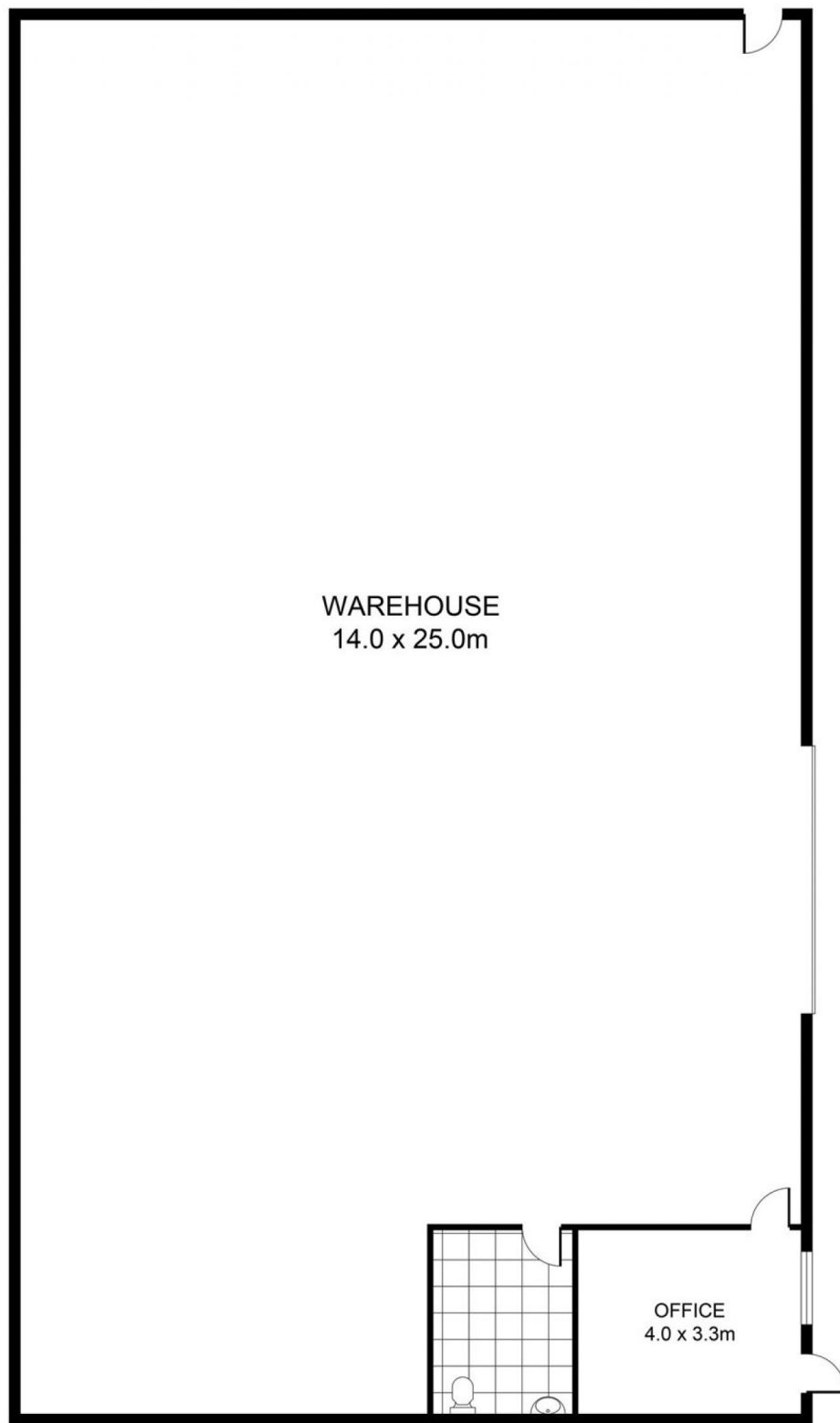
### 1/5 Kennedy Place Maddingley VIC

Rare opportunity to secure a 350 square metre (approx), factory in Kennedy Place Maddingley. Factory has Colorbond Roof & Cladding and Speed Panel boundary wall. There is a 4.5mtr wide by 4.0mtr high roller door and personal access door that leads into a front office area. There is also an internal bathroom area. Set on a secure, fully fenced block, with only one other factory on the land.

Industrial 2 Zoning lends itself to many different uses.

A great factory for an Owner Occupier, Commercial Investor or for personal storage. Contact us today to organise an inspection.

**Building Size** : 350 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/west/maddingley/commercial/industrial/8045111>



0 1 2 3 4 5 **SCALE (METRES)**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

INT : 350m<sup>2</sup> (approx)

1/5 KENNEDY PLACE

MADDINGLEY