



Available Now


**BATHURST
PARK**
EST. 2023

Bathurst Park Mildura

Premium Industrial Park, Various Leasing Opportunities in One Of Victoria's Major Regional Growth Centres

Mildura VIC, 6 Bathurst Court | For Lease

 **Burgess Rawson**



BATHURST PARK

EST. 2023

Is Your Business Ready to Thrive in a Premium Industrial Hub?

We're thrilled to share that all warehouses at Bathurst Industrial Park have now been sold, but **exclusive leasing opportunities are still available!**

Located in Mildura, one of Victoria's major regional growth centres, Bathurst Industrial Park is more than just a location – it's a meticulously designed industrial hub offering state-of-the-art facilities tailored to modern business needs.

What truly sets Bathurst Industrial Park apart is its **unmatched attention to detail** and premium features that elevate it far beyond the standard industrial offerings in this region. From **double-glazed windows** that enhance energy efficiency and reduce noise, to **high-clearance warehouses with mezzanine offices**, every element has been thoughtfully considered to deliver practicality, quality, and style.

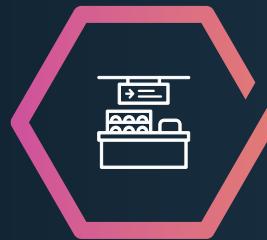
With features like **automatic roller doors**, **3-phase power**, advanced climate control systems, and a **secure, gated estate with corporate signage opportunities**, plus much more Bathurst Industrial Park creates an environment that allows businesses to operate efficiently and confidently while projecting a professional image.

This isn't just about leasing a space – it's about being part of a community designed for businesses that value quality and innovation. Bathurst Industrial Park is the perfect location for companies looking to position themselves for growth in a vibrant and high-calibre industrial setting.

We're seeking like-minded businesses to join this thriving development. If you're ready to take your business to the next level, Bathurst Industrial Park is the opportunity you've been waiting for.

Let's build success together.

Position Your Business To Thrive One Of Victoria's Major Regional Growth Centres



Ground floor
and mezzanine
offices in each unit



High energy rated buildings



Substantial
on-site
parking



Corporate signage opportunities



Project due
for completion
Q3 2024

- Premium industrial warehouses
- Ranging from 243.59sqm* to 280.40sqm*
- Opportunities to lease from \$48,718 pa* + GST + outgoings
- Located in a securely gated estate, each warehouse offers high clearance 6.5m* entry with automatic roller doors, 3 phase power, secure storage, mezzanine offices and two car spaces
- Within close proximity to major arterials Sturt Hwy and Calder Hwy

For Lease

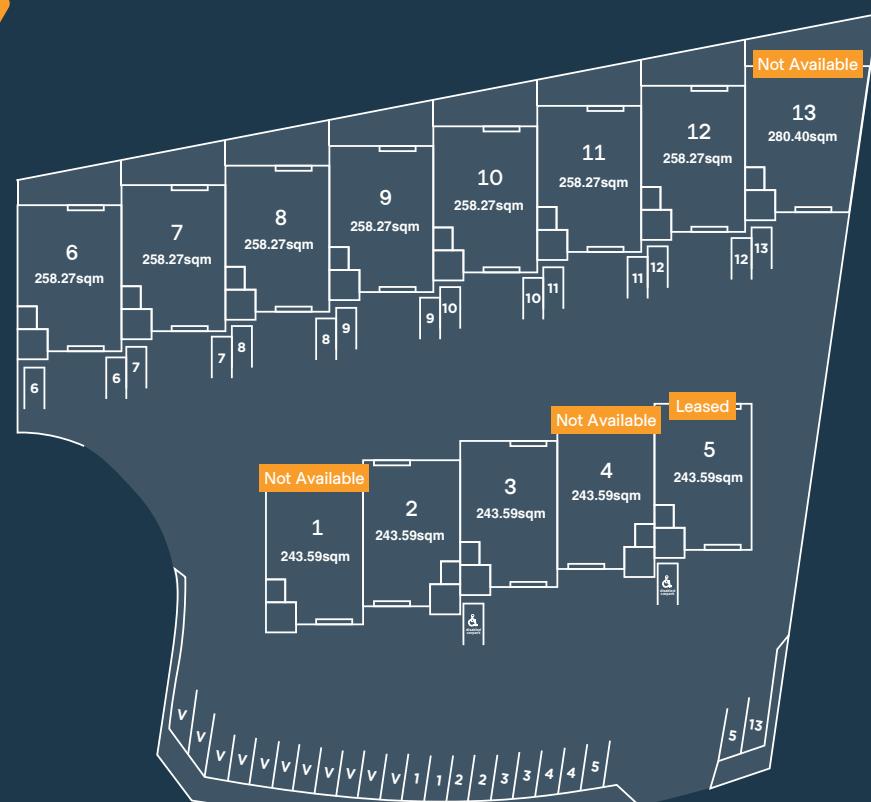
Please contact our leasing agents



James Bergman
0413 830 707
jbergman@burgessrawson.com.au



Wendy Thomson
0413 134 662
wthomson@burgessrawson.com.au



*Approx

Information Sheet

6 Bathurst Court, Mildura VIC

Unit features:

- Concrete tilt panel construction
- 6.5 metres* of internal clearance
- 3 phase commercial power
- Reverse cycle air-conditioning to offices
- Evaporative cooling to warehouse
- High quality kitchen and toilet fit-out
- High bay LED lighting
- Mezzanine office
- Electronic automatic roller door 4500mm wide x 5000mm high
- Premium built in cupboards and all plumbing and electrical fixtures
- Two numbered car parking spaces
- Remote access to site via electronic security FOBS

Size of premises: 243.59sqm*

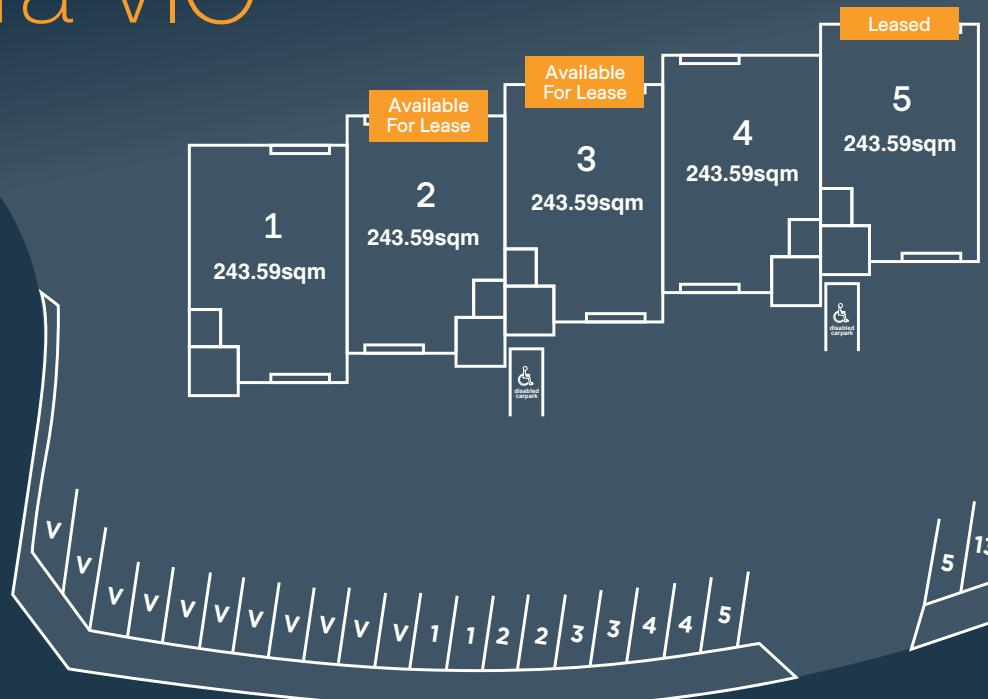
Zoning: Industrial 1 Zoning

Rental: \$48,718 pa* + GST + outgoings

Lease terms: to be negotiated

Direct outgoings payable to the tenant plus GST

- Annual water & sewerage rates \$820 per unit
- 2024-2025 Council rates estimated at \$5,820 per unit
- Owners corporation levies including building insurance \$1,920 pa



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- Two numbered car parking spaces
- Remote access to site via electronic security FOBS

Size of premises: 258.27sqm*

Zoning: Industrial 1 Zoning

Rental: \$51,654 pa* + GST + outgoings

Lease terms: to be negotiated

Direct outgoings payable to the tenant plus GST

- Annual water & sewerage rates \$820 per unit
- 2024-2025 Council rates estimated at \$5,820 per unit
- Owners corporation levies including building insurance \$1,920 pa



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