



Prime Position Murray Valley Highway ~ Commercial Shed for Lease

Take advantage of this exceptional leasing opportunity for a commercial shed in a prime location fronting the bustling Murray Valley Highway. Positioned just 2 minutes from the heart of town, this property offers unparalleled convenience and visibility, making it the perfect choice for your business.

Key Features:

- **Modern Shed:** Constructed approximately 6 years ago, this contemporary shed spans an impressive 21m x 40m.
- **Office Spaces:** Includes two offices with split systems.
- **Amenities:** Equipped with a tea room and toilet for your comfort and convenience.
- **Accessibility:** Features two large automatic roller doors, ensuring easy access and operational efficiency.

Additional Storage:

- **Second Shed:** Located behind the main shed, this secondary structure measures approximately 9m x 21m and features a large sliding door for additional storage or workspace.

Land Area:

- **Expansive Space:** The total land area of approximately 42m x 72.5m encompasses both sheds, providing ample room for operations and potential future expansion.

3,000 m²

Price \$760.00 pw plus GST
Plus Outgoings

Property Type Commercial

Property ID 4830

Land Area 3,000 m²

Warehouse Area 1,029 m²

Agent Details

Amanda Ramsay - 0439 533 292

Office Details

Cobram

33 High Street Cobram VIC 3644

Australia

03 5871 1025



ANDREW JENKINS
REAL ESTATE

Surroundings:

- **Thriving Business Community:** Situated next to highly successful businesses, this location benefits from a steady flow of traffic and customer interest.

This commercial shed offers a unique opportunity to establish or expand your business in a high-traffic, high-visibility location. Don't miss out on securing this prime commercial space!

Contact us today to arrange a viewing or for more information.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.