



## Lot 7 Karook Street, Cobram



### Prime Industrial Position

Are you looking for the perfect spot to expand your business operations? Look no further!

Property Highlights:

- **Size:** Approx. 1650m<sup>2</sup> of prime industrial land
- **Location:** Situated in a highly sought-after industrial area, ensuring excellent connectivity and visibility
- **Water Supply:** Available on-site, ready for your operational needs
- **Security:** Secure cyclone fencing surrounds the property, providing peace of mind
- **Ground:** Crushed rock surface, ideal for heavy machinery and easy maintenance
- **Access:** Two access point gates, perfect for seamless truck and vehicle entry/exit
- **Lighting:** Street lighting for enhanced security and round-the-clock operations

Don't miss out on this opportunity to lease a prime piece of industrial land. Contact us now to schedule 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.

📏 1,650 m2

<b>Price</b>	Open to offers
<b>Property Type</b>	Commercial
<b>Property ID</b>	4836
<b>Land Area</b>	1,650 m2

#### Agent Details

Amanda Ramsay - 0439 533 292

#### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



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.