



3728e Murray Valley Highway, Cobram



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.

Price	\$760.00 pw plus GST Plus Outgoings
Property Type	Commercial
Property ID	5171
Warehouse Area	1,029 m2

Agent Details

Amanda Ramsay - 0439 533 292

Office Details

Cobram
33 High Street Cobram VIC 3644
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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.

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