







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

Area

5171

Warehouse 1,029 m2

Agent Details

Amanda Ramsay - 0439 533 292

Office Details

Cobram

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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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