

29-31 Shelley Rd, Moruya, NSW 2537

\$3,500,000

Warehouse



Landmark Industrial Opportunity with Established Business

The Offering

A substantial industrial holding within the sought-after North Moruya Industrial Estate, featuring approx. 3,000sqm of net lettable area*. This property also includes the long-standing and locally loved Shelley's Take Away, delivering both steady income and built-in amenity.

The massive open span design offers great flexibility, use the whole floor space or partition off sections if the whole area is not needed to create an income stream by letting out.

Open for Inspection

By Appointment.

Key Highlights

- ? 3,000sqm NLA* across functional warehouse and improvements
- ? On-site Shelley's Take Away - an established, thriving takeaway business
- ? Prime position within a well-recognised industrial precinct directly off the Princes Highway
- ? Excellent access for transport, deliveries and logistics
- ? Surrounded by a strong mix of industrial and trade operators

Strategic Location Advantages

- ? Part of the North Moruya Industrial Estate, earmarked by Council for future expansion, set to more than double its zoned industrial land.
- ? Close to major regional infrastructure projects.
- ? Eurobodalla Regional Hospital - under construction, estimated completion 2027
- ? Moruya Bypass - planned highway upgrade with a northern connection near the estate, improving freight and heavy-vehicle flow.
- ? Moruya Airport upgrades - recent federal funding supporting runway, taxiway and apron works, strengthening aviation and emergency service access.

Approx. 170km to Canberra, 300km to Sydney, 720km to Melbourne via the Princes Highway corridor.

Why Buy Here?

This property combines scale, exposure, and built-in business trade in a precinct set for long-term growth. With future bypass connectivity, hospital development, and estate expansion on the horizon, it's an investment ready to benefit from Moruya's regional transformation.

Listed By

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