

29-31 Shelley Rd, Moruya, NSW 2537

Under Contract

Warehouse



## Large-Scale Industrial Facility in Prime Location for Lease

This is a rare opportunity to lease a substantial industrial facility within the highly regarded North Moruya Industrial Estate. The property offers approximately 3,000 square metres of net lettable area, ideally suited for a wide range of industrial, warehousing, or logistics operations. Designed with a massive clear-span layout, the building provides exceptional flexibility, allowing tenants to utilise the entire space or partition areas to suit specific operational needs. There is also potential to sublease unused sections for additional income if required.

**Open for Inspection**

By Appointment.

Strategically located just off the Princes Highway, this property enjoys excellent access for heavy vehicles, freight, and deliveries. It is positioned among a strong and diverse mix of industrial and trade operators, contributing to the estate's status as a key commercial hub for the region.

The North Moruya Industrial Estate is earmarked by local council for significant future expansion, with plans to more than double the available zoned industrial land. The surrounding region is undergoing major infrastructure upgrades, including the construction of the Eurobodalla Regional Hospital, due for completion in 2027. The planned Moruya Bypass will deliver improved connectivity, while recent upgrades to Moruya Airport are further enhancing regional logistics and emergency service access.

Located approximately 170 kilometres from Canberra, 300 kilometres from Sydney, and 720 kilometres from Melbourne, this property is well-positioned within the growing South Coast industrial corridor.

With its scale, adaptability, and proximity to major infrastructure projects, this industrial facility offers an exceptional leasing opportunity for businesses looking to establish or expand their operations in a region poised for long-term growth.

### Listed By

Robert Hamilton  
Phone: (02) 4474 4433  
Mobile: 0428 743 133

