

23 Shanley St, Wangaratta, VIC 3677

Sold - 25/03/2022

Warehouse



## A RARE INDUSTRIAL OFFERING IN A GROWTH LOCATION

- \* Rare industrial and logistics offering
- \* Substantial site area of 66,773m<sup>2</sup>
- \* Landmark asset strategically positioned

**Open for Inspection**

By Appointment.

Colliers International in conjunction with Garry Nash & Co, Wangaratta are pleased to offer for sale or lease this large-scale industrial and logistics facility at 23 Shanley Street, Wangaratta in Northern Victoria, with the following key attributes:

- \* Landmark asset strategically positioned close to the Hume Freeway, the key transport arterial linking Melbourne and Sydney
- \* Rare industrial and logistics offering of scale (15,799m<sup>2</sup>\*) in the fast-growing Rural City of Wangaratta
- \* Substantial site area of 66,773m<sup>2</sup> (6.7ha\*)
- \* Quality warehouse accommodation with high clearance storage and distribution area complemented by functional manufacturing and laboratory spaces
- \* Significant corporate office component and the ability to lease the two buildings (8,593m<sup>2</sup>\* and 7,206m<sup>2</sup>\*) separately or in-one-line.
- \* Significant infrastructure on site including back-up power generator, 3MW power supply, compressed air and climate control P&E for part of the warehouse (requires recommissioning), fire suppression to part of building.
- \* Multiple roller shutter doors (RSDs), recessed docks and ample hardstand for loading and truck circulation
- \* Substantial provision of on-site car parking (100+ spaces)
- \* Low existing site cover ratio of just under 24% presents value-add opportunity for the incoming purchaser or occupier to expand on existing improvements (STCA)
- \* Substantial growth potential through exposure to regional Victoria and a strong and diverse local economy - home to major manufacturing, transport and distribution activities

For sale or lease by Expressions of Interest (EOI)

\* Approx.

IN CONJUNCTION WITH:

Colliers International - Melbourne

Level 30, 367 Collins Street, Melbourne VIC 3000

### Listed By

Garry Nash  
Phone: (03 ) 5722 2663  
Mobile: 0418 573 089

MIKE NOBLE  
Phone: (03 ) 5722 2663  
Mobile: 0487 222 006

