

18 Reid St, Wodonga, VIC 3690

Sold - \$750,000

Warehouse



THE ONE YOU'VE BEEN DREAMING ABOUT!

If you have been looking for a new site for your retail business combining a workshop, office and warehousing, look no further than this incredible property!

Located on a main thoroughfare in the central industrial area of Wodonga, this spacious shed boasts a total floor area of 360m² across two adjoining sheds, one measuring 20m x 12m and the other 10m x 12m, all on a site of approximately 1,005m².

Shed one (20m x 12m) offers 3 phase power, an office and a kitchenette. Generous 3.2m roller door clearance with an internal height of approximately 5m at the Eastern boundary and 4.4m on the Western (driveway) boundary, so there is plenty of room for a car hoist or pallet storage. Constructed is of brick to the Northern and Eastern boundaries and steel to the South and West. Other inclusions include an evaporative cooler and 3 phase compressor.

Shed two (10m x 12m) boasts a kitchenette and is all brick construction, so it's as secure as you can need. Separately metered single-phase power can have the owner occupier utilise, this space as great separate warehousing or sub-let to generate a supplementary income.

The site also features a hard stand throughout for easy parking and storage, mechanics wash bay with a grease trap, and two separate toilets at the rear of the building.

With easy access to the Hume Hwy and walking distance to the centre of Wodonga, this industrial complex is conveniently located for all your business needs.

Reid Street Wodonga is tightly held, don't miss out on this fantastic chance to add to your portfolio or relocate your business.

Offered with vacant possession for owner occupiers, or we could secure a tenant for investors. Contact us today to schedule a private viewing and discuss the leasing potential with our Leasing Manager - Natalee Willson.

Open for Inspection

By Appointment.

Listed By

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