



46-48 Newman Street, Wangaratta VIC 3677

## PRIME INDUSTRIAL LOCATION

- Two separate clearspan warehouse - total area of approx 519m<sup>2</sup>
- Land of approx. 3,697m<sup>2</sup> with dual driveway and secure yard
- Warehouse 1 - approx. 222m<sup>2</sup> with concrete floor, high bay lighting, evap cooling and office
- Warehouse 2 - approx. 297m<sup>2</sup> with 5m clearance, concrete floor, high bay lighting, 4 tonne gantry to suit crane
- Rent: \$41,080 per annum plus GST and outgoings

Retail  
FOR LEASE

519sqm



**Commercial Property**

**Management** [Commercial@garrynash.com.au](mailto:Commercial@garrynash.com.au)