



21 Beresford Rd, Yarrowonga



## INDUSTRIAL WAREHOUSE IN PRIME YARRAWONGA LOCATION

10 1,800 m<sup>2</sup>

### Industrial Powerhouse in Prime Yarrowonga Location

Positioned in the sought-after commercial precinct of Yarrowonga, this versatile industrial property offers a blend of functionality and convenience. With a total floor area of 730m<sup>2</sup>, the facility comprises a 650m<sup>2</sup> clearspan workshop equipped with a 5-tonne gantry crane, providing substantial lifting capabilities for various industrial operations. The workshop is accessible via two container-height roller doors, supplemented by three additional doors to enhance cross ventilation.

An 80m<sup>2</sup> air-conditioned office space complements the workshop, featuring tiled flooring, a kitchenette, and toilet facilities, ensuring a comfortable administrative environment. The property spans a 1,800m<sup>2</sup> bitumised site, including an undercover washdown bay at the rear, secure fencing, and parking accommodations for approximately 10 vehicles, along with space for external storage.

Strategically located near the Palmerston CBD, the property offers easy access to civic services, shopping centers, offices, banks, and entertainment venues, making it an ideal choice for businesses seeking a well-connected industrial base.

<b>Price</b>	\$7,460
<b>Property Type</b>	Commercial
<b>Property ID</b>	2044
<b>Land Area</b>	1,800 m <sup>2</sup>
<b>Office Area</b>	80 m <sup>2</sup>
<b>Warehouse Area</b>	650 m <sup>2</sup>

### AGENT DETAILS

Lee Stevenson - 0448 468 039

### OFFICE DETAILS

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