



## Well-Established Warragul

Industrial/Warehouse

Whole Site, 9-10 June Court, Warragul, Vic 3820

**Floor Area:**

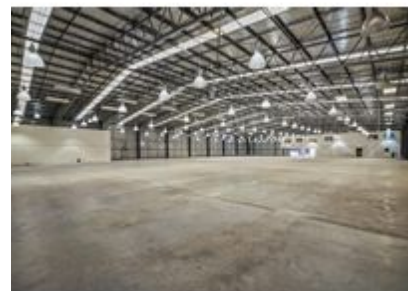
5,117 m<sup>2</sup>

**Land Area:**

1.05ha (2.60 acres) (approx)

**For Lease**

**Contact Agent**



## Property Description

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- **2,636sqm Warehouse with LED Lights**
- **926sqm Yard/Loading Area**
- **136sqm Offices over 2 Levels**

This unrivaled site is situated in the heart of one of Victoria's fastest growing regions, with the current catchment population of 40,000 projected to grow 20% by 2026.

Surround yourself with major retailers such as Dulux, Repco and be seconds away from Bunnings, PETstock and Kmart.

Leedwell are pleased to present this unique opportunity to the market for lease with either short or long term tenancies available.

The site boasts 2 separate warehouses with the following features:

- 2,636sqm high clearance warehouse with LED lights and loading dock
- 136sqm air conditioned offices over 2 levels; with male & female amenities
- Additional 2,345sqm warehouse, paired with a hardstand/yard area of 2,443sqm ideal for storage and customer pick up

To discuss the opportunity on offer, or receive an IM, please get in touch with your exclusive agents at Leedwell today.

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