



## Expressions Of Interest

Industrial/Warehouse

3 Rabaul Place, Wagga Wagga, NSW 2650

**Floor Area:** 553 m<sup>2</sup>

**Land Area:** 963.00 m<sup>2</sup> (approx)

## Property Description

### Location:

This excellent warehouse is located in a prime location in the western industrial precinct within Wagga Wagga. Located on the western side of Rabaul Place with major surrounding warehouses and businesses including Jupiter Motors, Thomas Brothers and Bunnings.

### Area:

This property has an approximate building area of approx. 552.5 sqm (consisting of the main warehouse approx. 465 sqm and skillion approx. 87.5 sqm) and an approximate land area of 963 square meters.

### Zoning:

IN2 Light Industrial

### Improvements:

- vacant possession after 30th June 2022
- main warehouse of approx. 465 sqm (including approx. 220 sqm of A grade showroom and offices)
- engineered mezzanine of approx. 181 sqm above offices and showroom
- rear skillion of approx. 87.5 sqm...

## For Sale

Expression of Interest

Expression of Interest

## Additional Details

### Building

Whole

Fitzpatrick's

**Phil Lamotte**

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**Geoff Seymour**

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Fitzpatrick's Real Estate - Wagga Wagga

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