



## 480m<sup>2</sup> Warehouse with Showroom

Industrial/Warehouse

1B Joseph Baldwin Place, Shepparton, Vic 3630

**Floor Area:** 480 m<sup>2</sup>

**Land Area:** 1150.00 m<sup>2</sup> (approx)

### Property Description

- Two 4.5m x 4.5m Roller Doors
- High Exposure on Drummond Rd
- Security Fence and Auto Gate

Well situated overlooking the corner of Drummond Road and Joseph Baldwin Place and surrounded by prominent businesses.

The neighbouring businesses include; Furphys, Statewide Panels, Mawsons Concrete and many more.

The building can be made suitable for multiple uses; there is currently offices and walls in place creating a large 180 m<sup>2</sup> showroom finished with a 6.5m service desk, 4.5mx4.5m roller door and electric sliding door for client access. The rear is accessible via a second 4.5mx4.5m roller door with approx. 240m<sup>2</sup> of open space featuring 2 bathrooms and a smoko room.

#### Highlights

- Two 4.5m x 4.5m Roller Doors
- 8 Onsite Carparks
- Electric sliding showroom door
- Adjustable Floorplan & Fitout
- High Exposure on Drummond Rd
- Security Fence and Auto Gate
- Three-Phase Power

**Leased**

Leased: Mon 12-Oct-20

### Additional Details

#### Building

Whole

#### Municipality

Greater Shepparton

#### Car Spaces

8



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