

Raine&Horne.[®] Commercial

WAGGA WAGGA
3/135 Fernleigh Road

162 sqm

38 

Invest or Occupy - Quality Warehouse in a Growth Corridor!

Price Upon Application

- Unit 3, 135 Fernleigh Road presents a modern industrial warehouse located within West Wagga's tightly held industrial precinct.
- Comprising a high-clearance warehouse with a contemporary glass façade, dual PA entry doors, and a large electric roller door.
- The striking glass frontage offers strong street presence and excellent signage opportunities – ideal for small businesses seeking visibility.
- Constructed to a high standard with concrete tilt panel walls and Trimdek roofing, ensuring durability and minimal maintenance.
- Features a fully equipped disabled-accessible bathroom, built-in kitchenette, and energy-efficient high bay LED lighting.
- Located within a 23-unit strata complex, the property benefits from generous onsite parking,

Property ID	L37298906
Property Type	Industrial/Warehouse
Building / Floor Area	162
Car Spaces	38
Land Area	162.0 sqm

AGENT

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accommodating up to 38 vehicles for staff and clients.

- Strategically positioned within one of Wagga Wagga's key industrial corridors, providing excellent access to major arterial roads and transport routes.
- A rare opportunity to secure a quality-built, low-maintenance industrial asset in a region experiencing consistent economic and population growth.
- Ideal for owner-occupiers or investors alike! – perfectly suited to superannuation fund investment.