

# Raine&Horne® Commercial

WAGGA WAGGA  
2/11 Lawson Street

1096 sqm

4 



## Expansive High Clearance Warehouse!

### Price Upon Application

- Prime positioned within the highly sought-after East Wagga Wagga Industrial Precinct.
- E4 General Industrial zoning provides flexibility for diverse businesses and operational uses.
- High-clearance, clear-span warehouse featuring three large electric roller doors for efficient access.
- Equipped with LED lighting throughout, additional 3-phase power, three pa doors & pallet racking.
- Prominent corner site offers drive-through access with a securely fenced common yard.
- Flexible leasing options available with an adjoining tenancy.

Property ID	L38482649
Property Type	Industrial/Warehouse
Building / Floor Area	1096
Car Spaces	4
Land Area	1096.0 sqm

### AGENT

Dylan Wooden  
 0438 258 954  
 dylan.wooden@wagga.rh.com.au