

# Raine&Horne® Commercial

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WAGGA WAGGA  
5/17-25 Lake Albert Road

636 sqm

7 

## High Exposure Industrial Warehouse & Showroom

### Price on Application

- Located a short distance southeast of the Wagga Wagga CBD
- Ideally positioned in a popular light industrial complex
- Surrounded by a mix of light trades and retailers
- Featuring modern showroom, offices, boardroom, kitchen & amenities
- High quality features including floating timber flooring, recessed lighting, modern kitchen, reception counter & reverse cycle air conditioning.
- High clearance warehouse space plus mezzanine office and storage
- Great exposure and signage opportunities to busy Lake Albert Road
- Easy access with wide bitumen driveway and on site car parking

Property ID	L5904877
Property Type	Industrial/Warehouse
Building / Floor Area	636
Car Spaces	7

### AGENT

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- B4 Mixed Use zoning allows a variety of business, office and retail uses