



WAGGA WAGGA  
373 Edward Street

465 sqm

4 

## Highway Frontage Showroom & Warehouse!


### Price Upon Application


- Perfectly positioned with amazing exposure to the Sturt Highway.
- Zoned E3 Productivity Support allowing a wide range of industrial uses.
- Modern look façade with Highway Frontage & signage opportunities.
- Featuring showroom, clear span warehouse, kitchenette & amenities.
- Added bonus of mezzanine area, perfect for storage.
- Wash bay can be made available in the warehouse.
- Offering great heavy vehicle access to the property.
- **owner to separate rear warehouse (110m<sup>2</sup>) if required.**

Property ID	L6069571
Property Type	Industrial/Warehouse
Building / Floor Area	465
Car Spaces	4
Land Area	800.0 sqm

### AGENT

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