



## 86 Baranduda Drive, BARANDUDA 3691

*New Industrial Warehouse Available*

**Premises:**

**Area m<sup>2</sup>:** 250

**Rent PA:** \$4,688

**Outgoings:** N/A

**Contact:**

**Corey Finlay**

0422719736

corey@awcommercial.com.au

**Scott Mann**

0403014249

scott@awcommercial.com.au

**Description:**

Recently constructed by Shed Boss, located in the tightly held Baranduda Estate.

Site - 6,181 sqm approx

Building Area - 250 sqm approx

High roller door access

Three phase power

Own amenities

Full fenced secured site

\* If you've got a flare for coffee & food, an excellent opportunity exists to open a cafe on this site. Currently there are no food & beverage businesses in this area which is surrounding by large industry and many staff.

Please contact Corey 0422 719 736 or Scott 0403 014 249 for further details.

[awcommercial.com.au](http://awcommercial.com.au)

Scott Mann 0403 014 249 | Corey Finlay 0422 719 736 | A Unit 3, 46 Elgin Bvd, Wodonga, VIC, 3690

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