



16 Terry Court, ALBURY 2640

Substantial Industrial Facility

Premises:

Area m ² :	1,741
Rent PA:	\$125,000
Outgoings:	N/A

Contact:

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Description:

Located in Albury's well respected Airport Industrial Estate this large facility has much to offer.

Site area approx. 6,827sqm approx.

Total building area approx. 1,741 sqm comprising;

- Main Shed 720sqm (5T Gantry crane + 160sqm office/amenities)
- Rear warehouse 500sqm approx.
- Ancillary shedding & undercover parking 580sqm approx.

Property features include; high bay heavy industrial steel construction, mezzanine storage, LED lighting, wash bay, drive thru access, large hardstand area & full security fencing.

The quality A/C office component features a bright open reception workspace, 2 separate offices, plus generous lunch room and ample amenities.

The site has excellent truck access and is within close proximity to north & south bound Hume Freeway on ramps.

For further details contact Scott Mann 0403 014 249 or Corey Finlay 0422 719 736

awcommercial.com.au

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