



## 11-29 Sandford Road Wangaratta VIC

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale this significant and strategic industrial freehold opportunity on Sandford Road, Wangaratta.

The offering presents an industrial site superbly positioned within Wangaratta's tightly held industrial precinct, approximately 100 metres from Tone Road, heading North into Wangaratta from the Hume Freeway on/off ramp.

Sited on approximately 13,000 sqm with frontage of approximately 145 metres along Sandford Road, this property lends itself to owner occupiers, investors or developers (STCA) alike. The site consists of three separate industrial buildings of approximately 467 sqm, 396 sqm and 1,017 sqm (totalling approximately 1,880 sqm).

Other features include office and amenities, 3-phase power, weigh bridge, gantry for crane, open bay high clearance sheds, wash bay, triple interceptor and substantial hardstand area with three separate entry/exit points off Sandford Road.

Zoned Industrial 1 (IN1), this property represents a rare

**Building Size** : 1880 sqm  
**Land Size** : 13000 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wangaratta/commercial/development/7076154>



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