



#### 4 Travelstop Way Lavington NSW

Dixon Commercial Real Estate are pleased to offer for sale a significant and rare allotment of industrial zoned land with exceptional development potential (STCA) within a tightly-held Albury/Wodonga market.

Located just 6km from Albury's CBD and within 300 metres from the Hume Highway on/off ramp, this 23,850 square metre site offers outstanding appeal to developers, investors and owner occupiers looking to establish themselves in this premium industrial precinct.

This strategic location on Australia's main transport corridor provides businesses with significant competitive advantages in terms of freight and distribution with more than 75% of Australia's population able to be reached by overnight road or rail.

The site is located at the end of a court which is perfectly flat and ready to be developed (STCA).

#### Key Features:

- Unrivalled connectivity to freeway network (100m to Hume Freeway)

**Price** : \$2,450,000 plus GST  
**Land Size** : 23850 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/development/7643561>



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