



11 Sandford Road Wangaratta VIC

Dixon Commercial Real Estate are pleased to offer for lease this high-clearance warehouse in Wangaratta's tightly held industrial precinct.

Located just 100 metres from Tone Road, heading North into Wangaratta from the Hume Freeway on/off ramp, the premises provides 1,355 sqm of heavy duty and functional warehousing, including an office and amenities, within a secure yard.

The Landlord can install multiple roller doors as per an occupier's requirements, whilst the site will be enclosed with new fencing installed, separating both industrial premises.

Key features include:

- 965 square metre high-clearance warehouse
- 390 square metre low-clearance warehouse (including office and amenities)
- 4,200 square metre total site area
- 50 metre frontage to Sandford Road
- Multiple Roller Doors (as per occupier's requirement)
- Ample hardstand

Price : Contact Agent
Building Size : 1355 sqm
Land Size : 4200 sqm
View : <https://www.dixoncre.au/lease/vic/north-eastern/wangaratta/commercial/industrial/7679068>



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