



96 - 98 Waterloo Road, YARRAGON, VIC 3823

WAREHOUSE COMPLEX, PROMINENT HIGHWAY LOCATION.

Sale by deadline date: 1st December 2025.

Investment for growth or landbank opportunity.

Location is key, take note of these excellent warehouse units on offer fully leased, with high visibility on the Princes Highway. Well-built heavy duty steel construction, on a fully concreted site and easy b-double front and rear access. Ideal buildings for subdividing into smaller units.

With industrial/commercial land and warehousing in ever increasing demand and in short supply in the south east region, these prominent, quality units provide opportunities to expand or invest in a strategic growth location.

On offer is:

- Two warehouses - each 640 sqm approx. plus offices, separate titles, land size 2850 sqm,
- "Mirror image" buildings, high clearance, HD steel construction, motorized roller doors,
- Ideal strength and structure to repurpose/subdivide into smaller leasable units,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: LNP3730

SALE DETAILS

Set Sale Date

CONTACT DETAILS

Bunyip
1, 1-3 Main Street
Bunyip, VIC
03 5629 5329

Ray Cullen
0429977313

- Significant M1 highway exposure - with easy B-double dual access, security gated,
- Central access loading bay, could be roofed over for additional storage, all weather cover,
- Excellent, spacious offices inc. boardroom and amenities ample parking, 3 phase power,
- Offers an ideal passive investment opportunity being fully leased..

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Inspections strictly by appointment.

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 2,850.00 square metres
- Commercial Type:
- Building Area: 640.00 square metres



