



22 Beer Road, Moama

## Attn: Owner Occupiers & Investors, Office Warehouse within tightly held Moama

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We are excited to offer to the market for sale by expressions of interest 22 Beer Road, Moama. A quality industrial freehold offering valuable office warehouse/workshop improvements on an expansive sealed allotment, primely positioned for storage logistics and service trade users.

22 Beer Road is located within the outer north industrial precinct benefiting from proximity to a major road and Moama's growth corridor.

Key property features include:

- Office warehouse, workshop totalling 450 sqm\*
- Sealed 1250 sqm\* site area
- Offered with vacant possession
- Regular shaped, sealed 1250 sqm\* site
- Heavy-duty commercial construction
- 3-phase power and gas, underground vermin-proof electrics
- 6m bay spacing and 6m eave height

### FOR SALE

1,600,000 - 1,800,000

### BUILDING AREA

450sqm

### AGENTS

Allison Minter

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Wayne Rees

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### AGENCY

LJ Hooker Echuca

(03) 5480 6922

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- Expansive frontage, providing dual heavy vehicle access
- Hardstand surrounds with secure fencing

Please contact Allison or Wayne for private inspection.

## MORE DETAILS

Property ID	RPTFBW
Property Type	Industrial/Warehouse Showrooms/Bulky Goods
Building Area	450 m2
Land Area	1250 m2

### Allison Minter 0419 593 801

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### Wayne Rees 0499 355 105

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