




# Sold

# Cappello & Co

641 MURRAMI ROAD, STANBRIDGE, NSW, 2705 Property

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## 1.2\* HECTARES OF LETTABLE STORAGE, FOOD MANUFACTURING, AMPLE POWER AND TRUCK ACCESS

LAWD together with Cappello & Co Property are proud to present this exceptional A-grade food manufacturing building incorporating significant warehousing (5000+ pallet racking spaces), offices, production areas stores, plant rooms, staff amenities and cool rooms.

PRICE:

\$2,700,000

OPEN FOR INSPECTION:

N/A

Why should you check this property out? New standard warehousing construction rates sit in the range \$1,350 – \$1,950 per square metre (BMT QS report September 2023). Our price guide range is \$435 – \$465 per square metre of building, including land.

The buildings contain over 12,000sqm\* of gross lettable area offered with vacant possession and offers a vast amount of quality improvements together. The property offers plenty of outdoor storage and transport circulation. The B-double transport accessed site has expansion potential on an expansive 7.37ha\* site.

The perfect space for budget buyers with room to grow with plenty of power, water and gas at your doorstep.

The site is well located to the Sturt Highway, a major inland connection arterial connection major cities and inland regional centres. Nearby centres include agricultural and raw material processing locations at Griffith (45km\*), Leeton (13km\*) and Wagga Wagga (135 km\*). Darlington Point, (39km\* to the west) is emerging as the centre point a major energy and agricultural powerhouse benefiting from various Green initiatives.

Key features:-

- 12,000sqm\* of clean high bay warehousing plus drive through areas, A – Grade food



## Gavin Cappello // 0458 684 518

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## FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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