



### 5 Hovell Street Wodonga VIC

This premises is an opportunity not to be missed - Two industrial sheds on the one lease. Perfectly located in industrial zoning while being close to freeway access and the busy centre of town.

Front shed: Brand new and beautifully presented from the street. This shed is 260m<sup>2</sup> (20m x 13m) approx. with an office space and an upstairs mezzanine which can be used for storage or a second office. Two large roller doors at the front with high clearance and two other large access points at the back of the shed. Large 5m awning down side of shed.

Back shed: Located at the back of the block with side access to street. This shed is approx. 216m<sup>2</sup> (18m x 12m) and features evaporative cooling, split level work pit with a checker plate cover and a mezzanine floor.

**Building Size** : 512 sqm  
**View** : <https://www.wodongarealestate.com.au/lease/vic/north-eastern/wodonga/commercial/industrial/5843155>