



## FULLY SERVICED INDUSTRIAL 1

## FULLY TITLED LOTS

E-1 DENOTES EXISTING 20-12 WIDE EASEMENT (OUTFALL SEWER).  
E-2 DENOTES PROPOSED 3m DRAINAGE EASEMENT.

### 1 Rocla Road, Traralgon

ALL EASEMENTS MAY NOT  
BE SHOWN ON THIS PLAN

 DENOTES RIGHT OF WAY  
 EXISTING NATIVE TREES

32 2160 \$285,120

33 1800 \$237,600

34 2950 \$304,500

### TRARALGON INDUSTRIAL PARK

- \* A Premier Industrial Precinct
- \* Excellent Highway access & surrounded by established high profile businesses
- \* Fully serviced Industrial 1
- \* Sizes 1500m2 to 2950m2
- \* Water, Sewer, Power, Drainage
- \* B/Double Transport Access
- \* Multiple Lot Discounts Available
- \* Fully titled lots

|                      |                     |
|----------------------|---------------------|
| <b>Price</b>         | \$163,500-\$355,000 |
| <b>Property Type</b> | commercial          |
| <b>Property ID</b>   | 2271                |
| <b>Land Area</b>     | 1,500 m2            |

### Agent Details

Ted Addison - 0427 512 378

### Office Details

Traralgon  
61 Hotham Street Traralgon VIC 3844  
Australia  
0351747111

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