

Land For Sale or Pre-lease
Land and Building Packages

Building on Opportunity and Growth in Yarrawonga.

Kaiela Business Park is a new master planned business park in Yarrawonga, Victoria. Kaiela Business Park will have excellent exposure and access for all vehicles with estate entrances on the Murray Valley Highway, the main gateway into Yarrawonga. The estate offers land for sale or pre-lease as well as land and building packages, all tailored to meet your requirements. The land is zoned B2 and B4 so the potential uses are ideal for the estates location.

Potential Uses

- Bulky Goods • Display Yards • Car Dealerships • Showrooms

Welcome!

Yarrawonga is part of the Moira Shire Council along with three other major towns, Cobram, Nathalia, Numurkah and 18 smaller communities. All of which support the shire's economy.

Significant agriculture, retail, tourism and manufacturing sectors contribute to the municipality's growth. Situated just two and a half hours from Melbourne, it's close to regional centres and interstate gateways including Shepparton, Wangaratta, Albury/Wodonga and Echuca/Moama.

Market Access

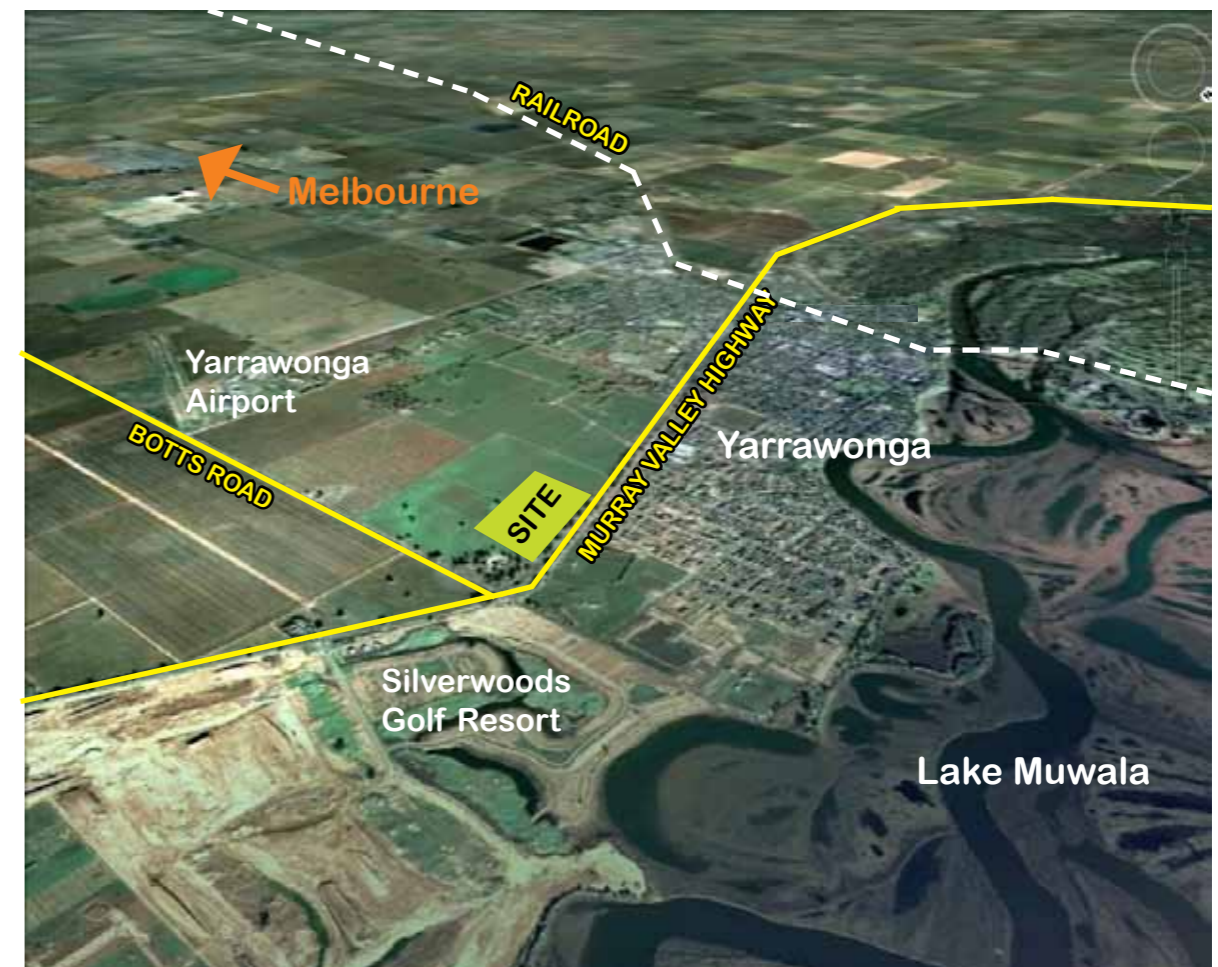
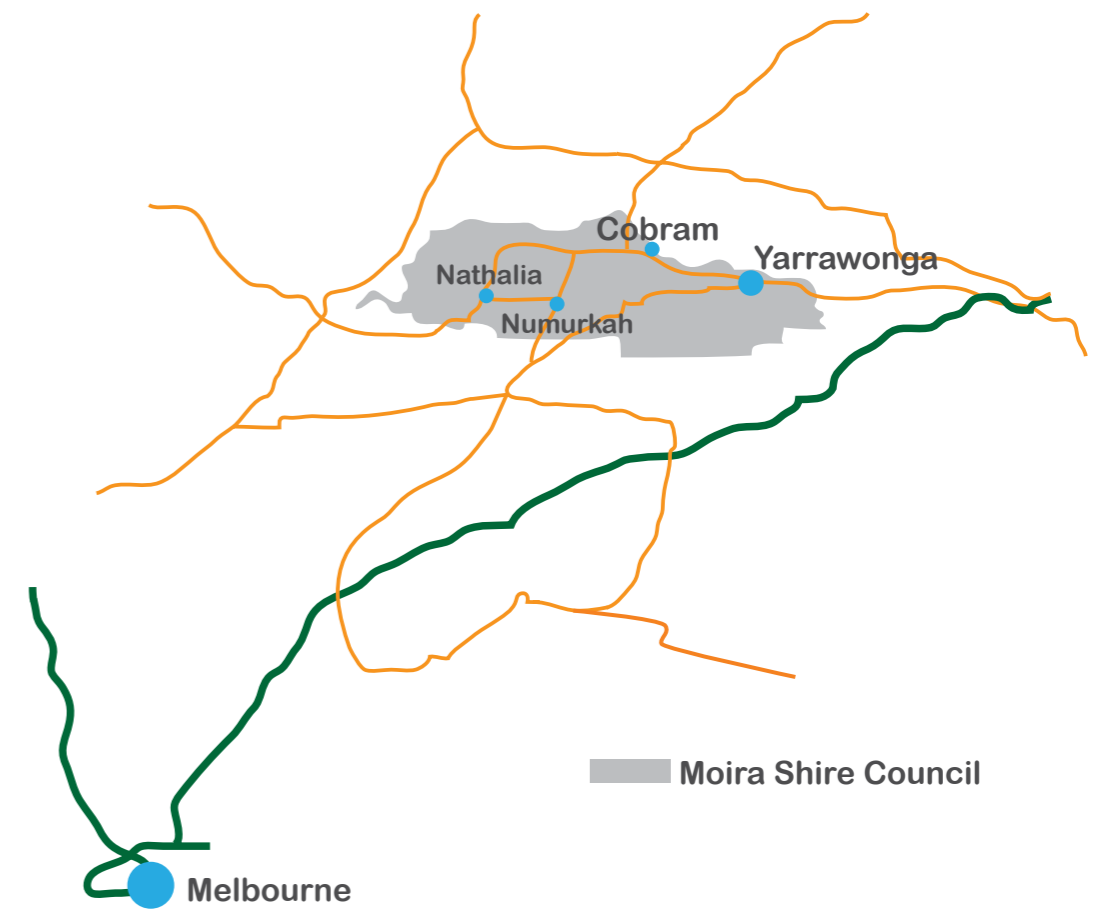
Access to the Goulburn Valley and mainland highways, have been further boosted in recent times with the commitment by the NEW South Wales (NSW) and Victorian (VIC) Governments to building a second bridge crossing Lake Mulwala at Yarrawonga to cope with the increased truck freight and tourist-related traffic across the border.

Business Opportunities

Moira Shire is home to a number of milk-processing companies, including Meiji-MCG and Murray Goulburn and Bega in Stathmerton. All of which are substantial employers.

Light manufacturing is another growth sector, with industrial estates in Moira's four major towns.

Council also offers support to businesses to help them establish, re-locate or grow their existing business.

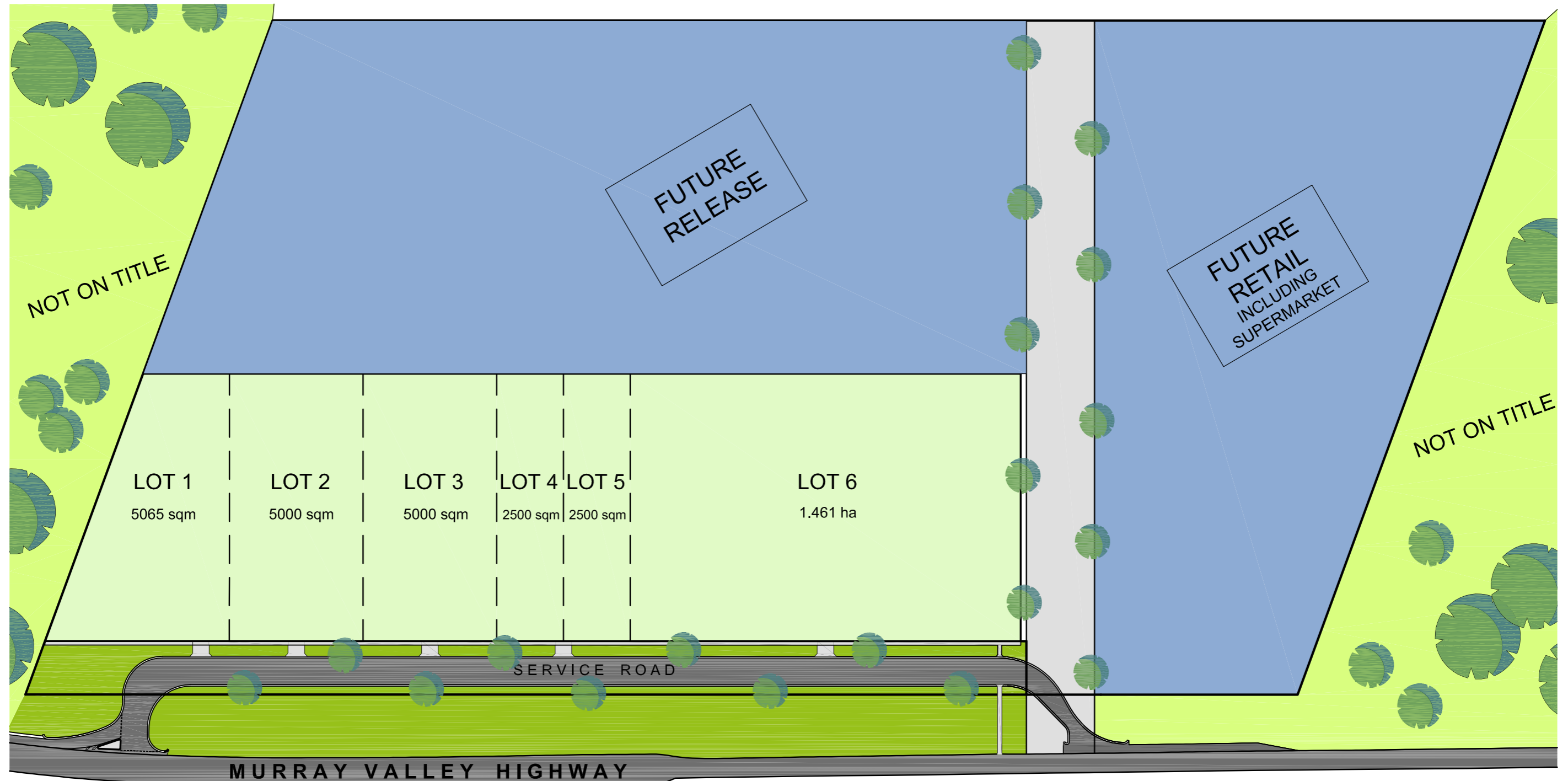


Location Map

Source: Moira Shire Council

a joint development by

↑ FUTURE PROPOSED RESIDENTIAL



- LEGEND**
- STAGE 1
 - FUTURE STAGE
 - INDICATIVE ROAD LAYOUT
 - INDICATIVE SITE BOUNDARY
 - LAND SIZE TO SUIT REQUIREMENT

