



## HIGH EXPOSURE SHOWROOM

### Description

- BUILDING AREA: 816 SQM
- STREET FRONTAGE: 20 METRES
- FLEXIBLE ZONING - MIXED USE

- \* Total Building Area: 816 sqm
- \* Glass frontage of 20 metres
- \* Large showroom/warehouse with high ceilings and ample lighting
- \* First class amenities
- \* Zoning: MUZ - mixed use zoning
- \* Permit approved - gym

Allard Shelton in conjunction with Colliers International are proud to present this exceptional leasing opportunity. Striking main road location on the edge of a business precinct and facing a residential area, this property asserts great access to Melbourne's CBD, public and road infrastructure.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 816.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:** **Jarrold Nankin**  
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