



## OCCUPY OR INVEST IN PRIZED MOORABBIN INDUSTRIAL PRECINCT

### Description

- TOTAL BUILDING AREA: 190SQM\*
- 6.2 METRE\* INTERNAL CLEARANCE
- SUITS INVESTORS & OWNER-OCCUPIERS

Allard Shelton is pleased to offer for sale via Public Auction, this outstanding warehouse located in the highly sought-after Moorabbin industrial precinct.

With a building area of 190sqm, this functional mix of warehouse/office is suitable for both astute commercial investors and those looking to owner-occupy in one of south-east Melbourne's most desirable and tightly-held industrial locations

Key property attributes include:

- \* Total building area of 190sqm\*
- \* Two (2) allocated car spaces
- \* Clear span warehouse with 6.2 metre\* height
- \* Air-conditioned office space
- \* State of the art solar system installed – never pay for electricity bills!
- \* Male/female toilets + shower
- \* Kitchenette
- \* Suitable for investors and owner-occupiers
- \* Close to major arterial roads including Dingley Bypass, South Road and Nepean Highway
- \* Direct proximity to a number of prominent retailers including Bunnings
- \* Located in established and well-maintained industrial estate

CALL TODAY FOR AN IMMEDIATE INSPECTION!

**Unit:** Unit 4

**Building Area m<sup>2</sup>:** 190.00

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

**Asking Price:** Contact Agent

**Parking:** 2

**Contact:** **Joshua Colosimo**  
0413 790 309  
joshuacolosimo@allardshelton.com.au

**Joseph Walton**  
0417 309 347  
joewalton@allardshelton.com.au

477 Warrigal Road, MOORABBIN

FOR SALE

\*Approx.