



## UNDER OFFER - FUNCTIONAL INDUSTRIAL WAREHOUSE IN PRIME LOCATION

### Description

- Total building area: 230sqm (approx.)
  - 6.2 metre internal clearance
  - Suits investors & owner-occupiers
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- Total lettable area: 230sqm (approx.)
  - Includes mezzanine floor of 40sqm (approx.)
  - 6.2 meter internal height
  - Three-phase power
  - Male/female toilets & shower
  - Located in highly sought after Moorabbin industrial precinct
  - Brand new solar panel system - significantly reduce electricity bills
  - Two (2) car spaces plus ample visitor parking

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

**Area m<sup>2</sup>:** 230.00

**Rent PA:** CONTACT AGENT

**Outgoings:**

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