



## IMMACULATE INDUSTRIAL OPPORTUNITY - OCCUPY OR INVEST

### Description

- TOTAL BUILDING AREA: 630 SQM (APPROX)
- OUTSTANDING 1ST & 2ND FLOOR AMENITIES
- HIGH QUALITY FINISHES THROUGHOUT

Allard Shelton is pleased to offer for private sale, this immaculate industrial property with a versatile mix of warehouse and office accommodation.

With a total building area of 630sqm\* over 3 levels, 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 industrial locations.

Key property attributes include:

- \* Impressive building with a total area of 630sqm\*
- \* Outstanding office/warehouse with superb amenities
- \* High quality internal finishes
- \* 10m internal clearance
- \* Securely gated premises
- \* Container height, motorized roller door access
- \* Ample bathroom amenities throughout
- \* Lift access to all levels of the building
- \* Suitable for owner-occupiers or commercial investors
- \* Double car garage with remote access plus 2 outside (total of 4 on-site car parks)
- \* Suitable for investors and owner-occupiers
- \* Close to major arterial roads including Dingley Bypass, South Road and Nepean Highway
- \* Located in a highly sought after, established and well-maintained industrial

**Unit:** 3

**Area m<sup>2</sup>:** 630.00

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

**Asking Price:** Contact Agent

**Parking:** 4 spaces

**Contact:**

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**External Agents:**

17 - 23 Walter Street, MOORABBIN

FOR SALE

estate

CALL TODAY FOR AN IMMEDIATE INSPECTION!

\*Approx.