



## ALT CO - ALTONA'S BEST INDUSTRIAL PRECINCT

### Description

- BRAND NEW INDUSTRIAL WAREHOUSES
- READY FOR OCCUPATION
- HIGH QUALITY BUILD

Allard Shelton are pleased to offer three brand new warehouses at Alt Co - Altona North's latest and best warehouse precinct.

With three warehouses available for sale, the property features include:

- \*Secure gated premises with 24 hour access
- \* Automatic container, high roller door and clear span warehouse
- \*Includes mezzanine, kitchenette, toilets and bathroom amenities
- \*High quality build
- \* Unit 6:
  - 308 sqm\* of which 97 sqm\* is a mezzanine
  - 4 car parks
  - Kitchenette, toilet and bathroom amenities
- \* Unit 22 & 23:
  - 255 sqm\* of which 85 sqm\* is a mezzanine
  - 3 car parks each on title
  - Kitchenette, toilet and bathroom amenities
- \* All three warehouses benefit from high clearing automatic roller doors, concrete flooring and extensive glass windows allowing for excellent exposure.
- \* Appealing to both owner occupiers and investors, these wonderful warehouses are guaranteed to go.

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

<b>Unit:</b>	Unit 6, 22 & 23
<b>Building Area m<sup>2</sup>:</b>	
<b>Land Area m<sup>2</sup>:</b>	
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	3-4
<b>Contact:</b>	<p><b>Patrick Kerr</b> 0451 142 791 patrickkerr@allardshelton.com.au</p> <p><b>Michael Ryan</b> 0433 180 199 michaelryan@allardshelton.com.au</p> <p><b>Joshua Colosimo</b> 0413 790 309 joshuacolosimo@allardshelton.com.au</p>

45 McArthurs Road, ALTONA NORTH

FOR SALE

\*Approximately