



# CRABTREES

REAL ESTATE



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Modern office/warehouse of 755 sqm including quality offices of 105 sqm, container access to the warehouse which has excellent height.

The property is securely leased to Disc Brakes Australia Pty Ltd on a 3 x3 year lease from 17th May, 2007.

- \* Current return of \$56,451 per annum net
- \* The rental is increased by 3% or CPI, whichever the greater with a market review at the end of the current lease
- \* The tenant has an option of a further 3 years
- \* Secured by a Bank Guarantee for \$27,000.

Contact Gavin Dumas 0411 878 423 for more details and inspection arrangements.

**Price** : 725,000  
**Building Size** : 755 sqm  
**Land Size** : 955 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/oakleigh-south/commercial/industrial/5860802>



**Gavin Dumas**  
**(03) 95678888**

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.