



As New Office / Warehouse features:

- \* Open plan first floor office of 121m2 approx.
- \* Heating and cooling throughout offices.
- \* Ground floor and first floor kitchette
- \* Excellent internal height 7 metres approx
- \* Motorised container acces roller door
- \* Light and bright warehouse of 284m2
- \* 6 on site car spaces
- \* Excellent access to Princes Highway, Monash Freeway, and Westall Road.

For all enquiries and inspections contact:

Stuart Gill 0417 322 080  
Gavin Dumas 0411 878 423

**Price** : \$790,000 / \$50,000  
**Building Size** : 405 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/clayton/commercial/industrial/5861032>



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