



# CRABTREES

REAL ESTATE



## 21-23 Nellbern Road MOORABBIN VIC

This large open warehouse located in the heart of Moorabbin's industrial area features:

- \* Two container height roller doors
- \* Includes 120sqm of air-conditioned office
- \* 12 on-site car parks
- \* Good internal height
- \* Small secured front yard
- \* Gas available
- \* Triple interceptor
- \* Call now!

**Price** : Offers Considered  
**Building Size** : 1880 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/bayside/moorabbin/commercial/industrial/5861564>

Stuart Gill 0417 322 080  
Chris McKenzie 0418 321 065

<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.