



## 2-4 Westall Road SPRINGVALE VIC

Exceptional opportunity to secure this outstanding investment with a secure AAA tenant and main road exposure.&#13;

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The property is currently lease on the following terms:&#13;

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Rental: \$269,404 approx per annum net&#13;

Term: 5 years commencing 1st July 2013&#13;

Further Term: One further term of 5 years&#13;

Annual Increases: Either CPI or 2.5% whichever greater&#13;

Security Deposit: \$18,333.33&#13;

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Features:&#13;

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+ The property is currently leased to a long standing ASX listed tenant trading as ALS Global (ALQ) who specialise in

**Price** : POA

**Building Size** : 2614 sqm

**Land Size** : 3384 sqm

**View** : <https://www.crabtrees.com.au/sale/vic/south-east/springvale/commercial/industrial/5861843>