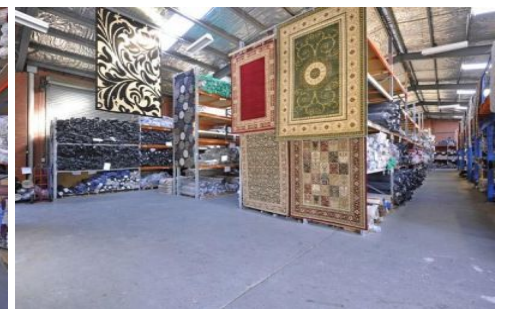




# CRABTREES

REAL ESTATE



## 37 Smith Road SPRINGVALE VIC

Great opportunity for Owner Occupiers to secure a flexible high clearance office warehouse facility in a great location featuring:

- + Two warehouses totalling 2,438sqm approximately
- + Land area of 3,853sqm approximately.
- + Construction is of part brick/part steel clad construction with a metal deck roof.
- + Office / showroom areas are neatly presented and are fully carpeted, partitioned and air conditioned.
- + The factory warehouse areas are highly functional with multiple roller doors (3 in front building and 1 in rear building)

**Price** : \$2,500,000  
**Building Size** : 2438 sqm  
**Land Size** : 3889 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/springvale/commercial/industrial/5861872>

<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.