



## 25 Hamilton Street OAKLEIGH VIC

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Crabtrees Real Estate in conjunction with Killen Thomas Real Estate are pleased to offer this outstanding opportunity to purchase a significant industrial facility in the heart of Oakleigh. The site boasts three street frontages and is one of the last major land holdings in this highly regarded location.

### Features:

- + High clearance factory warehouse of 4,773m<sup>2</sup>\*
- + Well presented 2 level office showrooms of 864m<sup>2</sup>\*
- + 4 container height roller doors
- + Rear loading dock
- + Fully sprinklered
- + Ample onsite car parking
- + Zoning: Industrial 1
- + 3 street frontages
- + Excellent future development potential (STCA)

**Price** : SOLD  
**Building Size** : 5637 sqm  
**Land Size** : 7676 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/oakleigh/commercial/industrial/5862299>



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