



# CRABTREES

REAL ESTATE



**2/17 Bignell Road MOORABBIN VIC**

**9** 

Brand new office warehouse facility with direct access to South Road. This outstanding facility features:

- + 111sqm first floor office
- + 307sqm high clearance warehouse
- + 9 car spaces
- + Securely fenced with automatic gate

**Price** : LEASED  
**Building Size** : 418 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/bayside/moorabbin/commercial/industrial/5862811>

In addition:

- + Warehouse features painted walls, sealed floor, LED high bay lights, electric roller door
- + Ground floor reception area
- + Kitchenette and unisex disabled toilet with shower
- + Office features double glazed windows, air conditioning, partitioned office, separate toilet and kitchen area.

<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.