



118 Fairbank Road CLAYTON SOUTH VIC

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With a prominent frontage to busy Fairbank Road this sensational clear span warehouse with modern offices offers great flexibility in a high exposure location.

There is easy truck access to the warehouse via dual roller doors and on-site parking for 20 cars at the front.

Features include:

- + New roof
- + 2 container height motorised roller doors
- + Excellent warehouse height
- + A mix of partitioned & open plan office space of 196sqm*
- + New air conditioning system in offices
- + Male and female amenities on both levels
- + Loads of natural light
- + 20 on-site car spaces including generous loading area
- + Suit a variety of purposes from manufacturing to

Price : \$123,000 annual
Building Size : 1350 sqm
Land Size : 2051 sqm
View : <https://www.crabtrees.com.au/lease/vic/south-east/clayton-south/commercial/offices/5863100>