



## 14 Beach Avenue MORDIALLOC VIC

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Standalone office warehouse of 444 sqm\* ideally located in the tightly held Mordialloc industrial precinct.

### Features:

- + Offices and mezzanine of 61 sqm\*
- + Clearspan warehouse of 383 sqm\*
- + Warehouse height up to 6m\*
- + Onsite parking for 8 cars
- + 3 Phase power
- + Kitchen with lunchroom
- + Air conditioning
- + Securely gated and fenced

Crabtrees Real Estate is built on history, reputation and expertise.

We offer a level of knowledge others can't match.

**Price** : \$48,000 annual  
**Building Size** : 444 sqm  
**Land Size** : 698 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/bayside/mordialloc/commercial/offices/5863118>



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