



## 32/1470 Ferntree Gully Road Knoxfield VIC

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Crabtrees Real Estate are pleased to offer for Lease 32/1470 Ferntree Gully Road, Knoxfield.

Conveniently positioned behind Decathlon in the thriving INDUSTRIA, Knoxfield development, this near new office warehouse has direct access to Ferntree Gully Road and is only a stones throw from Stud Road, Burwood Highway, EastLink and the M1 Freeway.

### Features:

- + First floor office of 48 sqm\*
- + Carpeted and air conditioned office
- + Ground floor office/showroom
- + High clearance warehouse of 192 sqm\*
- + 3 allocated car spaces
- + On site cafe
- + Excellent truck access

**Price** : \$36,000 + GST & Outgoings  
**Building Size** : 240 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/knoxfield/commercial/industrial/7221121>



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