



### 394 Neerim Road Carnegie VIC



Crabtrees Real Estate is pleased to offer 394 Neerim Road, Carnegie for Lease.

Situated within the heart of Carnegie, this free standing functional showroom with rear warehouse of approximately 459sqm is located in an outstanding position right on Neerim road and just a minutes walk to Murrumbeena Train Station.

Features include:

- + Showroom / office space of approximately 238 sqm
- + Rear warehouse of approximately 185 sqm
- + Mezzanine with office space and amenities
- + Good warehouse height
- + Front and rear roller door access
- + Main road exposure

**Price** : \$85,000 pa  
**Building Size** : 459 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/carnegie/commercial/industrial/7408881>



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