



## PRACTICAL FACTORY/WAREHOUSES

### Main road location & multiple RSDs

This factory complex of eight is situated directly behind the new United Service Station on Ferntree Gully Road, near the corner of Stud Road and just moments from Eastlink and the Monash Freeway. This awesome location offers huge potential for smaller businesses that need high exposure.

The factories themselves consist of small offices, with factory/warehouse spaces, complete with front roller door access which makes it ideal for automotive, mechanical or engineering type businesses.

Unit No.	Total Floor Area	Rental (net pa)
4	151m <sup>2</sup>	\$18,500
8	230m <sup>2</sup> *	LEASED

\* Unit 8 has an additional 44m<sup>2</sup> of mezzanine



Pierre Ghougassian  
0422 052 134

Andrew O'Connell  
0409 944 220



Grant Pickford  
03 8562 4300