

1263 Ferntree Gully Road, **SCORESBY** FOR LEASE



PRIME LOCATION

LANDMARK BUILDING WITH HUGE EXPOSURE

Take your business to the next step & mix it with the Big Boys!

Prime opportunity to secure one of the best Industrial buildings in Melbourne's South East. Available from the 1st July 2012, this building will not be on the market long.

The property comprises a well appointed and functional showroom, office/warehouse offering high clearance warehousing, 5 tonne overhead crane, modern and fully partitioned offices and multiple lockable yard areas. The warehouse area is located at the rear of the facility and is well serviced by two wide RSD's under canopy which allows for container movement.

The showroom and office area, located at the front of the property comprises of approximately 400m² of modern, air-conditioned and fully partitioned office space that is ready to move straight into.

The property occupies a very prominent position on Ferntree Gully Road ensuring maximum exposure, this coupled with approximately 55 dedicated car parks and direct East Link access is ideal for anyone looking to take their business to the next step.

OFFICE AREA	WAREHOUSE AREA	TOTAL BUILDING AREA	YARD AREA	CAR SPACES	RENTAL (NET P.A.)
416m ²	3,350m ²	3,766m ²	2,770m ²	55	\$410,000

8686 8000

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CONSTRUCTION | DEVELOPMENT | MANAGEMENT

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