

49-51 Rocco Drive, **SCORESBY** **FOR LEASE**



BE QUICK!

MODERN OFFICE WAREHOUSE WITH YARD

Chance to secure a unique opportunity

Here is your chance to secure a fantastic and rare opportunity located in the heart of the Jells Park Industrial Estate, Scoresby. Available from the 11th February 2012, this modern, well appointed warehouse facility will not last long.

The property offers a well presented and functional clearspan office warehouse facility with high clearance, 5 tonne overhead crane, multiple triple interceptor pits and three roller shutter doors, one accessible via the front of the property and the remaining two accessible via side hardstand area. Located at the front of the property is the office component comprising of impressive reception area leading into extensive open plan office area, multiple glass partitioned offices, boardroom and staff amenities, the office area is also fully air-conditioned / heated.

Along with 35 on site car parks this property has everything you have been looking for!

OFFICE AREA	WAREHOUSE AREA	YARD	CAR SPACES	RENTAL (NET PA)
350m ²	1,000m ²	629m ²	35	\$140,000



03 8562 1111
Building 3, Suite 20, 195 Wellington Road, Clayton

BEN BAINES
0438 328 407

GEOFF FOOKES
0413 483 567



MARK SPIGELMAN
0419 324 342



CONSTRUCTION | DEVELOPMENT | MANAGEMENT

LACHLAN THOMPSON
0411 611 652

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approximate, and all amounts are exclusive of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.

www.pellicano.com.au