



RARE OPPORTUNITY IN THE HEART OF PARKVIEW ESTATE

CRANE FACILITY & FULL DRIVE THROUGH TRUCK ACCESS

Two cranes - 5T and 6T loading capacity



This unique opportunity to lease a facility within Australia's best estate won't last long. It features:

- Site area: 3,994m²
- Total building area: 1,572m²
- Office: 221m²
- Warehouse: 1,351m²
- 8.65m springing height
- Two overhead cranes (5T & 6T with 6m hook height)
- Two extra wide 8m RSD's
- One RSD
- Hardstand on both sides of the warehouse allowing for full drive through truck access
- 22 on-site car spaces
- Immaculate single level offices & staff amenities

Located just off Warrigal Road with over 50,000 cars passing daily, this estate boasts substantial exposure and visibility. Parkview has it all, with amenities including a supermarket, cafés, Moorabbin Supercentre retailers, gym and pool, park wetlands and walking paths at Karkarook Park and a Quest Apartment Hotel - you can structure your time without having to go out of your way!



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