

25 Briggs Drive, Derrimut, VIC

Industrial Property For Sale/For Lease - Price: Sale: \$15,000,000, plus GST. Lease: \$1,100,000 pa, plus GST & outgoings



25 Briggs Drive, Derrimut. Gilbertson Estate at its finest. Inspect Now.

Modern, clean and ready to occupy is this impressive distribution facility with Drive Around Access, Huge Drive Through Canopy of 3,300m², 9 metre Springing Height, ESFR Sprinklers, Multiple Loading Docks, Multiple On-Grade Container Height Roller Doors and more.

Details include:

Office: 750m²* + Dispatch of 167m²*
Warehouse: 14,000m²*
Drive Through Canopy: 3,300m²*

Total building - 14,917m²* (plus 3,300m²* canopy)

- * Huge Drive Through Canopy
- * B-Double Access
- * Large Concrete Hardstand Area (upgradable)
- * EFSR Sprinkler System
- * 9m Internal Clearance
- * 10 Container Height Roller Doors
- * 10 Loading Docks

Inspect now by calling Andrew Macqueen on 0403 343 395.

- * Drive Around Access
- * Gilbertson Estate Location
- * 10 Container Docks & Doors
- * Perfect Large Distribution Warehouse

Office Size:	750.00
Warehouse Size:	14,000.00
Total Size:	14,750.00
Internal clearance:	9 metres

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken a review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.

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