

# 31 Efficient Drive, Truganina, VIC

Industrial Property For Sale/For Lease - Price: Lease: \$80m2, plus GST & Outgoings. Sale: \$1,250m2, plus GST



<p>Brand New - Easy Access to Deer Park Bypass This office and warehouse facility, located in the highly sought after West Park Industrial Estate is nearly complete and ready to occupy. Built in full height concrete panel construction this property offers the following: \* Two Storey Office of 227m2\* \* Warehouse of 1,999m2\* \* 2 Motorised Container Height Roller Doors \* Canopy Over Doors \* Ample on-site parking \* Excellent access to the Deer Park Bypass This is a fantastic option for a long term position. Contact Andrew on 0403 343 395 to arrange an inspection of this property.</p>

<p>\* 2 Motorised Container Height Roller Doors \* Canopy Over Doors \* Ample on-site parking \* Excellent access to the Deer Park Bypass</p>

Office Size:	227.60
Warehouse Size:	1,999.00
Total Size:	2,226.60
Land Size:	3,527.00
Internal clearance:	8.6m minimum
Zoning:	Industrial 1
Availability:	Immediately

Andrew Macqueen  
0403 343 395  
andrew@industrypropertygroup.com.au

Stuart Macqueen  
0418 139 772  
stuart@industrypropertygroup.com.au

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 an independent 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.