

# 513 Mt Derrimut Road, Derrimut, VIC

Industrial Property For Lease - Price: \$75m2, plus GST & Outgoings



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## West's Most Complete Logistics Facility

This property offers the logistics operator one with the lot. Located on Mt Derrimut Road in the Gilbertson Industrial Estate this property offers main road exposure and easy access to major arterials.

513 Mt Derrimut Road comprises an A Grade, clearspan warehouse with 104 tonne container rated hardstand, plus two level office accommodation with all amenities and two points of access from Mt Derrimut Road.&nbsp;

The benefits of this facility include:

High clearance fully sprinklered warehouse totalling 12,601m2\*

Modern Office

Container Rated Hardstand to 104T and large canopy

Seperate Operations Office

8,100 racked spaces

weighbridge plus additional hardstand

Massive Loading Canopy

Fully integrated logistics facility

14 RSD's, 2 recessed loading docks

Contact us or our conjunctional agent Savills to arrange an inspection.

High clearance fully sprinklered warehouse totalling 12,601m2\*

Modern Office

Container Rated Hardstand to 104T and large canopy

Seperate Operations Office

Office Size:	601.00
Warehouse Size:	12,000.00
Total Size:	12,601.00
Land Size:	28,250.00

Zoning: Industrial 2

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 accurate 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.

Availability: August 2017