

13 Infinity Drive, Truganina, VIC

Industrial Property For Lease - Price: \$85m2, plus GST & Outgoings. Incentive Available



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WESTSIDE INDUSTRIAL ESTATE - DISTRIBUTION OPPORTUNITY

This exceptional opportunity that has just broken ground will be available for occupation in April 2018.

This office and warehouse facility represents the pinnacle of modern development incorporating the latest technology, innovation, energy saving and environmental initiatives available including: Rainwater Harvesting, LED Lighting in Warehouse, Movement Sensor Lighting, Increased Insulation to the Warehouse, Solar Heated Hot Water & Native Plants.

Some of the highlights of this property area:

Office: 371m2 (two storey with lift)

Warehouse: 5,556m2

Potential Pallet Spaces of 7,692 - Plans available

4 On-Grade Container Height Roller Doors

2 Loading Docks with levellers

Huge 15 metre canopy over loading area

40 metre Concrete Hardstand

Drive In - Drive Out with Two 15 metre wide entry/exit crossovers

Separate Car Parking

Nearby Access to Deer Park Bypass via Palmers Road or Princes Freeway via Leakes Road

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Office Size:	371.00
Warehouse Size:	5,556.00
Total Size:	5,927.00
Land Size:	10,652.00

Internal clearance: 10.5 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 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.

Zoning: Industrial 3

Parking: 42

Availability: April 2018
