

# 70 East Derrimut Crescent, DERRIMUT, VIC

Industrial Property For Lease - Price: Price on Application



Modern Office/Warehouse in Derrimut This modern office warehouse property offers the following featuring:

- Warehouse: 1,314m<sup>2</sup> high clearance clearspan warehouse
- Office: 185.5m<sup>2</sup> two-level office & staff amenities
- Container height roller door
- Loading canopy over roller door
- Three phase power
- Rear storage area
- 27 parking spaces
- Remote Gate Access

Contact the Exclusively appointed agent, Industry Property Group to arrange an inspection.

Office Size:	185.00
Warehouse Size:	1,314.00
Total Size:	1,499.00
Land Size:	2,342.00
Zoning:	Commercial

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**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.