

42 Apex Drive, TRUGANINA, VIC

Industrial Property For Sale/For Lease - Price: \$85 sqm, plus GST & Outgoings

INDUSTRY
PROPERTY
GROUP



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These brand new warehouses at 42 Apex Drive, Truganina, are located in Truganina within The Crossing.

This is an industrial 3 zoned estate, which has proximity to the residential precinct of Truganina and Tarneit.

The current Western Road Upgrade Project will be completed in 2021.

Access to the city and freeway network via Leakes Road, and to the north via Palmers/Robinsons Road will be improved by this upgrade. Apex Drive will eventually provide a major thoroughfare/shortcut for vehicles driving from Palmers to Forsyth Road. Wide roads, generous landscaping and zoning restriction will ensure that this is a clean and desirable estate for decades to come. The Commercial 2 precincts on Leakes Road provide two important neighbouring offices, retail, food outlets and other retail amenity. Property features:

- * Total Building area 2,510sqm*
- * Two levels of corporate office and amenities of 260sqm*
- * High clearance canopy over loading areas
- * Two roller doors and two crossovers
- * Total site area of 3,660sqm*
- * 38 car spaces Building features
- * Massive cubic capacity – 10m high concrete panels
- * Clear span warehouse
- * Two container height motorised RSDs – 5.5m H x 5m Wide
- * Motorised front sliding gate
- * Three phase power
- * Corporate office over two levels
- * Heating/cooling
- * Modern facade and landscaping
- * Racking plans available on request

Office Size:	160.00
Warehouse Size:	2,350.00
Total Size:	2,510.00
Land Size:	3,660.00

Internal clearance: 9.5 metres
Zoning: Industrial 3
Parking: 38

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 appears at the time the photographs were taken. Areas, measurements and distances given are approximate only.

Availability:	Mid 2021
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