

# 23 Foundation Road, TRUGANINA, VIC

Industrial Property For Lease - Price: \$677,960 pa, plus GST & Outgoings

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## Drystone Estate Location - Main Road Exposure

Located prominently on the corner of Leakes Road and Foundation Road, this speculative office/warehouse offers the following:

- \* Office: 436m2\*
  - \* Warehouse: 7,540m2\*
  - \* 5 On-Grade Roller Doors
  - \* 2 Recessed Loading Docks
  - \* Huge Drive-Through Canopy
  - \* Ample on-site car parking
  - \* ESFR Sprinkler System
  - \* Easy Access to Princes Freeway via Leakes Road
- Contact us to discuss a rental deal on this property.

Office Size:	436.00
Warehouse Size:	7,540.00
Total Size:	7,976.00
Land Size:	15,434.00
Internal clearance:	10.5-13.7 metres
Zoning:	Urban Growth
Parking:	Ample on-site
Availability:	Q1 2021

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