

26 Industrial Drive, SUNSHINE WEST, VIC

Industrial Property For Sale - Price: \$2,245,000

INDUSTRY
PROPERTY
GROUP



Secured by a 5 x 5 x 5 year lease to an International Tenant Investment Opportunity in the heart of Sunshine West. Located just moments off Fairbairn Road, with a newly signed lease to Bucher Municipal Pty Ltd is now available For Sale.

Property Features:

- Annual Income: \$106,000 plus GST & Outgoings
- Commencement Date: 5/9/2020
- Increases: CPI Annually - Term: 5 x 5 x 5
- Zoning: Industrial 2
- Land Size: 2,040m2 Approx
- Building Size: 1,200m2 Approx

The building has been purposefully set out to suit the tenants with 5 oversized roller doors, office over two levels, including corporate board room and south facing offices. There is also large side yard to allow for truck access to the roller doors.

If you would like any further information or to obtain a contract of sale and vendors statement, please don't hesitate to call Stuart on 0418 139 772

Office Size:	175.00
Warehouse Size:	1,025.00
Total Size:	1,200.00
Land Size:	2,040.00
Internal clearance:	7 Metres
Zoning:	Industrial 2
Availability:	Now

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