

158 Proximity Drive, Sunshine West, VIC

Industrial Property For Lease - Price: \$157,000 per annum, plus GST & Outgoings



BRAND NEW OFFICE WAREHOUSE IN PROXIMITY ESTATE

Strategically located within the Proximity Estate, Sunshine West, this brand new property offers direct access to major arterial roads including the Western Ring Road and the West Gate Freeway.

This property offers the following features:

- Office: 283m2*
- Warehouse: 1,183m2
- Total Building Area: 1,466m2*
- 3-Phase power
- Clear-span warehouse
- Container Height Roller Door
- Stand-alone building
- Full amenities provided
- Electric gate & secure
- Modern facade

Contact Industry Property Group to discuss this property further.

- Office: 283m2*
- Warehouse: 1,183m2
- Total Building Area: 1,466m2*

Office Size:	283.00
Warehouse Size:	1,183.00
Total Size:	1,466.00
Land Size:	2,064.00
Internal clearance:	8 metres
Zoning:	Industrial 2

Availability: Q2 2022

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.

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