

12-26 Crothers Street, Braybrook, VIC

Industrial Property For Lease - Price: \$750,000 plus GST plus outgoings

INDUSTRY
PROPERTY
GROUP



Inner West Last Mile Opportunity

Drive Through Access
Front and Rear Loading
Good Internal Warehouse Clearance

IPG are pleased to offer 12-26 Crothers Street, Braybrook, a prime inner west last mile opportunity. A very functional large scale building of 8,850sqm*, the property comprises a high clearance warehouse, roller door access, drive through capability and light filled office over two levels. Positioned in the highly sought-after inner western industrial precinct of Braybrook, the property provides convenient access to major western roads including Ballarat Road, Sunshine Road and Ashley Street. Key Features: – Drive through access with front and rear truck loading ability – High internal warehouse height – Generous hardstand for truck loading and manoeuvring – On-grade roller door access – Direct access to the CBD via Ballarat or Sunshine Roads – Walking distance to Tottenham Train Station (1.4km*) – Excellent local amenity

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| Office Size: | 300.00 |
| Warehouse Size: | 8,580.00 |
| Total Size: | 8,880.00 |
| Land Size: | 24.00 |
| Internal clearance: | 8m |
| Zoning: | Commercial 2 |
| Parking: | 20 |
| Availability: | Now |

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