

# 47-61 Sunshine Road, West Footscray, VIC

Industrial Property For Lease - Price: \$675,000 plus GST plus outgoings

INDUSTRY  
PROPERTY  
GROUP



## SUPERB HIGH CLEARANCE WAREHOUSE/DISTRUBTION CENTRE

Area of 9,000m2 approx.  
High roof span of 20m  
Container height roller doors.

This impressive site boasts full drive around access, large yard area, loading docks and an office area.

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- Warehouse area of 7,985sqm\*.- Office area of 1,423sqm\*.- Multiple street access points.- High exposure site.- Multiple on grade roller doors.- Elevated loading docks.- Industrial 1 Zone.- Canopies over loading areas.- Huge amount of natural light.- Existing office and amenity including kitchenette. Suitable for a variety of uses (STCA).

Office Size:	1,423.00
Warehouse Size:	9,408.00
Total Size:	10,831.00
Land Size:	1.87
Internal clearance:	20m
Zoning:	Industrial 1
Parking:	20
Availability:	Now

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