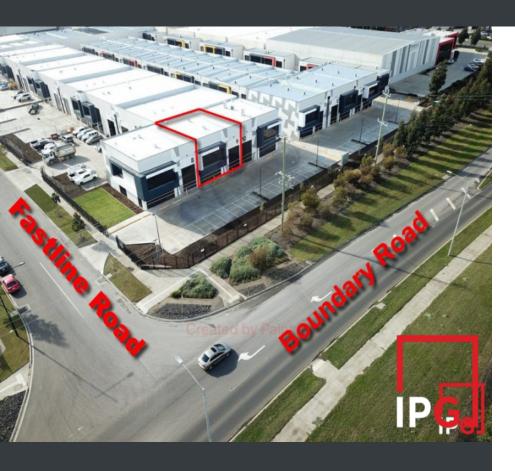
47-61 Sunshine Road, West Footscray, VIC

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





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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.

- 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 |
| | |

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 and independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accurate 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.