

# 11-15 James Court, TOTTENHAM, VIC

Industrial Property For Lease - Price: \$375,000, plus GST

INDUSTRY  
PROPERTY  
GROUP



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## EXISTING TRANSPORT FACILITY - 4,637m2\*EXISTING TRANSPORT FACILITY - 4,637m2\*

Located within James Court, Tottenham, this existing office/warehouse offers an excellent opportunity for occupiers in such an inner precinct.

This property has great connections and linkages to the Ports, CBD and Geelong Road Transport route and comprises of the following attributes:

Office: 162m2\*

Warehouse: 4,475m2\*

4 Container Height Roller Doors

Ample natural light in warehouse

Drive Around Access

Springing height of 7.1 - 8.6m

Ample on-site parking and container setdown

LED lighting throughout warehouse

Amenities and lunchroom

Contact the Exclusive Agents, Industry Property Group to arrange an inspection.

Office Size:	162.00
Warehouse Size:	4,475.00
Total Size:	4,637.00
Zoning:	Commercial

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.