

# 16 Sunline Drive, TRUGANINA, VIC

Industrial Property For Sale - Price:

INDUSTRY  
PROPERTY  
GROUP



COLOURFUL AND PRESTIGIOUS Industry Property Group are pleased to offer 16 Sunline Drive, Truganina to the market For Sale.

Located on the corner of Sunline Drive and Saintly Drive this architecturally designed warehouse/HQ office is defiantly more than meets the eye.

Not only is it the most colourful property in Truganina there is a list of extras that will cater for all your needs.

Owner occupied since new, this property has been maintained to the highest of levels both inside and out.

Warehouse: 434m<sup>2</sup>\*

Office: 294m<sup>2</sup>\* (Ground 147 m<sup>2</sup>\* +1st Floor 147m<sup>2</sup>\*)

Alfresco Area: (1st floor) 29m<sup>2</sup>\*

Site:1,100m<sup>2</sup>\*

Keys features include:

&#x2022; 3 Phase Power - 160 Amps Per Phase power

&#x2022; Elevator, 630Kg capacity, 8-Person with special Double-Sided Opening Doors

&#x2022; Ducted Air Conditioning (Heat & Cool) within office

&#x2022; 2x Kitchen/Tea Rooms, one upstairs, one downstairs

&#x2022; 5x Wet-Area pits in Factory Floor

&#x2022; Solar System with 20Kw Inverter

&#x2022; 2x Container Height Roller Doors

&#x2022; 2x Driveways, (1x Sunline Drive & 1x Saintly Drive)

&#x2022; 2x Electric Remote Gates

&#x2022; Security System + 4K CCTV

&#x2022; 3x Toilets + 1x Shower

&#x2022; 10x Car Spaces (2x Undercover)

&#x2022; NBN Ready

Please contact Tom or Stuart to arrange an inspection.

Office Size:	294.00
Warehouse Size:	434.00
Total Size:	728.00
Land Size:	1,100.00
Zoning:	Commercial

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