

46 Graingers Road, WEST FOOTSCRAY, VIC

Industrial Property For Lease - Price:



Andrew Macqueen
0403 343 395
andrew@industrypropertygroup.com.au

Stuart Macqueen
0418 139 772
stuart@industrypropertygroup.com.au

Inner-western crackerIndustry Property Group are pleased to offer this inner-western warehouse for lease exclusively.

Positioned only 5km from Melbourne's CBD with Bunnings situated within walking distance, this warehouse is in a fantastic location.

Situated within a boutique development with ample parking on-site and in the surrounding streets this complex is further complemented by a popular local cafe; on-site serving one of the best coffees in the western suburbs.

Some positive aspects of this property are as follows:

- Total building area: 167sqm
- Warehouse area: 107sqm
- Mezzanine/open plan office: 60sqm
- 2 Car spaces on title with plenty of visitors parking
- Pedestrian access at the front of the premises
- Roller door positioned at rear
- 3 phase power connected to the building
- NBN connected and in operation
- Security gated and gate closure after hours with remote access
- Available now

Please contact Cameron Hunter on 0424 122 446 to arrange an inspection, this property won't last long.

Office Size:	0.00
Warehouse Size:	107.00
Total Size:	107.00
Zoning:	Commercial

Parking: 2

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.