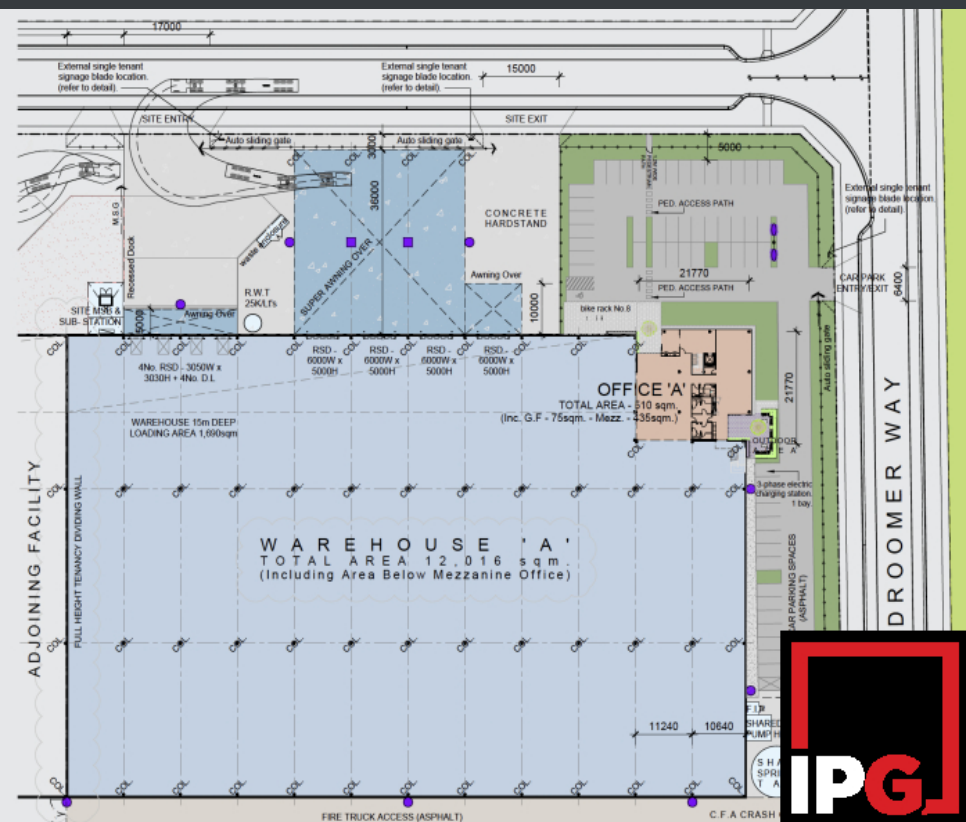


# 2A Norah Court, TARNEIT, VIC

Industrial Property For Lease - Price: \$130m2 plus GST & Outgoings

INDUSTRY  
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GROUP



Brand New, Canvass West Estate PropertyCanvas West is leading a new channel of growth in Melbourne's enduring west.

Framed by established transport networks and increasing population growth, the estate is set to benefit from surrounding upgrades now and well into the future.

This property offers the following features:

- &#x2022; Office: 510m2
- &#x2022; Warehouse: 12,016m2
- &#x2022; Super Awning of 36m: 1,220m2
- &#x2022; Drive in-Drive out B-Double Access
- &#x2022; 4 loading docks
- &#x2022; 4 on-grade roller doors
- &#x2022; ESFR Fire Sprinklers

Available early 2024.

Office Size:	510.00
Warehouse Size:	12,016.00
Total Size:	12,526.00
Land Size:	20,005.00
Zoning:	Commercial

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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.