



REGIONAL BUSINESS PARK

Industrial/Warehouse

Units 1-17, 20 Grandlee Drive, Wendouree, Vic 3355

Floor Area: 272 m²

For Sale or Lease

Please contact agent

Property Description

- **7 Individual Warehouses left!**
- **Areas from 141 sqm* to 272 sqm***
- **High glazed windows, ideal for mezzanine**

Ideally situated in the popular Walsh Estate, Regional Business Park comprises seventeen individual warehouses which will suit the growing market for small and secure warehouses for a multitude of uses. Superior finishes including painted internal concrete walls, stylish Alucobond treatments and large glazed windows all add up to a quality construction. Each warehouse includes a disabled toilet with a shower and a kitchenette with quality joinery and electric hot water. Other features include high bay LED lighting and high clearance electric roller doors. Each warehouse includes an allocated area for the construction of an office or showroom area and the high windows are ideal for adding a mezzanine level to suit individual requirements.

Features:

- 7 Individual Warehouses left: 10 sold already!
- Areas from 141 sqm to 272 sqm*
- Excellent amenities including toilet, shower, kitchenette
- High glazed windows, ideal for mezzanines

Sale prices starting from \$260,000 + GST

Lease prices starting from \$20,000 per annum + GST

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David Wright

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