



## HIGH CLEARANCE. HIGH VERSATILITY. HIGH DEMAND.

Industrial/Warehouse

1/58 Lexton Road, Box Hill, Vic 3128

**Floor Area:** 436 m<sup>2</sup>

### Property Description

#### POINT OF INTEREST

This modern industrial premises featuring high clearance warehouse with two level showroom/office attracting generous natural light to its North facing facade, coupled with on site car parking for 6 vehicles and roller door access.

- Total building area: 436m<sup>2</sup>\* including office/showroom of 165m<sup>2</sup>\*
- Kitchenette & Amenities
- 6 on site car spaces
- 2 kms\* from Eastern Freeway

#### POINT OF VIEW

The property is ideally situated just off Middleborough Road and offers excellent access to Whitehorse Road as well as the Eastern Freeway, 2 kilometres\* North of the property. Public Transportation servicing the area include the train from nearby Laburnum Railway Station, 1.5 kilometres\* to the South and buses that run along Whitehorse Road and Middleborough Road.

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**Leased**

Leased: Mon 22-Mar-21

### Additional Details

#### Zoning

Industrial 3



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