



# PRIME NORTH MELBOURNE SHOWROOM/OFFICE & WAREHOUSE WITH SHORT ...

Leased

Leased: Thu 16-Jul-20

Industrial/Warehouse • Showrooms/Bulky Goods

113-117 Dryburgh Street, North Melbourne, North Melbourne, Vic 3051

## Floor Area:

582 m<sup>2</sup>



## Property Description

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- **Rare North Melbourne Leasehold**
- **Main Road Frontage w/ 15m\* of Exposure**
- **Flexible Lease Terms Considered**

CBRE is pleased to present 113-117 Dryburgh Street, North Melbourne, for lease, available now.

This classic 582sqm\* office/warehouse comprises of a clear span warehouse with full amenities. The property sits within the Arden-Macaulay Scheme which has made North Melbourne one of the most exciting suburbs to occupy within.

Located just off Victoria Street, the property provides great access onto Citylink and all the major arterials. Positioned moments from Melbourne's CBD, the property is perfect for those wanting to occupy and capitalise on the city fringe locale.

Key features include:

- + Total building area: 582sqm\*
- + Office area: 89sqm\*
- + Warehouse area: 493sqm\*
- + Dual street access from Stawell Street
- + Sizable frontage of 15 metres\* to Dryburgh Street offering great exposure
- + Open plan warehouse
- + Showroom potential
- + 3 phase power
- + Multiple roller door entry
- + Great natural light
- + Access to major arterials

For more information on this property or your commercial property needs in North Melbourne, contact the agents from CBRE.

\*approx.

## Additional Details

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### Tenure Type

Vacant Possession

### Parking

### Comments

On-Street

113-117 Dryburgh Street, North Melbourne, North Melbourne, Vic 3051



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**CBRE - Melbourne**

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