



PRIME LOCATION

Industrial/Warehouse

1563 Koorlong Avenue,, Irymple, Vic 3498

Floor Area: 264 m²

Property Description

Ideally located on a main road in the Irymple industrial estate. Prominent corner location, excellent customer visibility and workshop access.

The modern reception / office complex features a disabled toilet, kitchen, managers office plus the reception area is complete with split system heating/cooling unit and reception counter. The workshop has evaporative air conditioning, 3 phase power outlet, toilet and suspended industrial lighting.

Excellent customer parking and access driveway to large sliding high clearance doors plus colour bond security fenced yard and hardstand gravel parking & driveway.

Zoning: Industrial 1 zone.

Available: For immediate lease.

Rent: \$ 1,100- p.c.m. plus GST (if applicable) & Outgoings.

Rent after proposed shed extension completed.

\$ 1,850- p.c.m. plus GST (if applicable) & Outgoings....

Leased

Leased: Tue 21-Oct-08



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