



Clean & Presentable Warehouse

Industrial/Warehouse

3/35 Dunlop Road, Mulgrave, Vic 3170

Floor Area: 390 m²

Property Description

This high quality office / warehouse features a significant office component of nearly 50% of the total building area with exceptional fit out, located within the well established Nexus Business Park in Mulgrave.

**Included with this fantastic property is high quality warehouse racking by Dexion Racking Solutions which has been professionally installed and laid out. A significant setup cost saved for your business!

Conveniently positioned just off Springvale Road and just 1km to the Monash Freeway entrance, the access to this property is second to none.

Property features include:

- Total building area: 390m²*
- Total warehouse area: 210m²*
- Total office area: 180m²*
- 7 onsite car spaces
- Male & female amenities with shower
- 2 x kitchenette (upstairs & downstairs)
- Air conditioning and heating
- Full alarm system and security cameras...

Leased

Leased: Thu 15-Dec-16

Additional Details

Zoning

Special use zone 6



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