



## WAREHOUSE WITH OFFICE/SHOWROOM - PRICE REDUCED

Industrial/Warehouse • Showrooms/Bulky Goods • Offices

3/7 Levanswell Road, Moorabbin, Vic 3189

**Floor Area:** 540 m<sup>2</sup>

### Property Description

- **Clear Span Warehouse**
- **Showroom 95m<sup>2</sup> approx**
- **Street Frontage**

- Total building area | 540m<sup>2</sup>\*
- Includes office/showroom area over two levels | 165m<sup>2</sup>\*
- Ground floor office/showroom with heating/cooling | 95m<sup>2</sup>\*
- 1st Floor consisting of 4 x partitioned offices | 70m<sup>2</sup>\*
- M/F toilets, kitchenette.
- Container height motorised roller door.
- Excellent truck access.
- 4 allocated car spaces.
- Industrial 1 Zone (IN1Z).
- NO GST "Landlord is not registered"
- Landlord offering incentives to approved applicant.

For more information, please contact the exclusive leasing agents below:

For Lease | \$42,000 per annum + Outgoings

George Kelepouris | 0425 798 677

Ryan Amler | 0401 971 622

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**George Kelepouris**

0425 798 677

**Ray White Commercial - Oakleigh**

7-9 Atherton Road, Oakleigh Vic  
3166

**Leased**

Leased: Wed 24-Mar-21

### Additional Details

**Tenure Type**

Vacant Possession