



## LARGE WAREHOUSE SPACE IN EXCELLENT LOCATION

Industrial/Warehouse

31 Coonooer Street, Golden Square, Vic 3555

**Floor Area:** 1,620 m<sup>2</sup>

**Land Area:** 0.75ha (1.85 acres)  
(approx)

**Leased**

Leased: Mon 06-Sep-21

### Property Description

**\*\*UNDER OFFER\*\***

- 1,370m<sup>2</sup>\* concrete floored warehouse with 250m<sup>2</sup>\* of office space
- 7,500m<sup>2</sup>\* land area
- Sealed access road with drive thru at the front and rear of the shed
- Boardroom and individual offices
- 3 Phase power
- 5t Gantry crane
  
- Roller door access at the front and large sliding door at the rear
  
- Staff amenities including shower, toilets and lunchroom
- Great location, close to CBD
- Industrial 1 zoned

\*approximates

### Additional Details

**Car Spaces**

8

**McKean  
McGregor**

**Jeremy Brown**

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