



## Industrial opportunity on the Surf Coast

Industrial/Warehouse • Showrooms/Bulky Goods

4 Boneyards Avenue, Torquay, Vic 3228

**Floor Area:** 1,729 m<sup>2</sup>

**Land Area:** 1729.00 m<sup>2</sup> (approx)

### Property Description

- **5 metre high shed with 2 roller doors**
- **3 Phase Power**
- **Front office with own entry + amenities**

Located in the ever popular and high profile West Coast Business Park surrounded by other quality businesses, is this one-off opportunity to secure a sizeable outdoor fully concreted well drained site, suited to all transport and forklift activity.

Includes Colourbond onsite shed:

- 15m x 8m
- 5 metre high (Roller Door 4.5 metre high, East Roller Door 3m high)
- 3 Phase power

Shed includes separate front office with own entry, tea room, toilet & bathroom with shower. This space has great drainage and the potential to accommodate any type of business. Fit out & site improvement incentives are open for consideration.

\$54,000 per annum + gst + outgoings

**Leased**

Leased: Wed 19-May-21

### Additional Details

**Municipality**

Surf Coast

# HallSullivan

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