



## 9 METRE INTERNAL CLEARANCE AND LARGE YARD

Industrial/Warehouse

8/12 Rockfield Way, Ravenhall, Vic 3023

**Floor Area:** 1,109 m<sup>2</sup>

### Property Description

- **Extra high clearance-huge cubic capacity**
- **Moments to freeway on ramp**
- **Quality design and construct**

CBRE is pleased to present, 8/12 Rockfield Way, Ravenhall, for lease.

This quality office/warehouse at 8/12 Rockfield Way, Ravenhall is located in the Orbis Estate on Robinsons Road. Zoned commercial 2, this estate will benefit from the current Robinsons Road duplication. This upgrade will improve road access, benefitting logistics occupiers. It will also ensure the amenity in the area is increased to cater for this prosperous industrial and commercial area of Melbourne's west.

Further enhancing the sites location, is the proximity to the Robinsons Road interchange offering direct access to the Western Freeway, West Gate/Princes Freeway, Deer Park Bypass and M80 Ring Road.

Property highlights include:

- + Total building area of 1,109sqm\*
- + 160sqm\* of fully fitted corporate office over two levels
- + Designated car parking
- + 5m x 5m motorised roller door
- + Two ducted Daikin air conditioning units in first floor office
- + Separate comms room...

**Leased**

Leased: Mon 09-Aug-21

### Additional Details

**Tenure Type**

Vacant Possession



**Fergus Pragnell**

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