



## Dual Level Warehouse with Architectural Flair

Industrial/Warehouse

Unit 4, 53 - 55 McClure Street, Thornbury, Vic 3071

**Floor Area:** 228 m<sup>2</sup>

### Property Description

Individuality and Architectural Flair are the stand out features of this magnificent well nestled boutique commercial warehouse.

The unique location includes park views of the recently re-developed stadium, surrounded by ovals, bike parks & native bush land.

Features Include:

- Building area: 228sqm\* (including Mezzanine)
- Ground floors 137sqm\*
- Mezz 91sqm\*
  
- Utilise more space with the Mezzanine level
- Dual street access via McClure Street & Ford Crescent, pedestrian access facing parklands & truck access via driveway
- Lofty 5.7 metre\* clear span warehouse
- Kitchenette & bathroom facilities
- 2 on-site car spaces
- Electric roller door access
- Quiet Cul-de-sac street ...

**Leased**

Leased: Tue 05-Sep-17

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Car Spaces**  
2

**Outgoings**  
\$6350

**Parking Comments**  
On-site parking



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