



So Much Affordable Space

Industrial/Warehouse • Offices

14 Citrus Street, Braeside, Vic 3195

Floor Area: 450.0 m² - 700.0 m²

Property Description

- **HUGE OPEN PLAN WAREHOUSE**
- **HIGH CLEARANCE ROLLER DOOR AND ROOF**
- **CLOSE TO PROPOSED MORIDALLOCC BYPASS**

If you need a large amount of affordable warehouse space, with excellent clearance 14 Citrus Street is ideal.

Comprising a total building area of 615sqm, this premises offers huge value and flexibility making it suitable to a whole range of business types.

- * Huge open plan warehouse: 510sqm (approx.)
 - * Street facing front office: 105sqm (approx.)
 - * High clearance roller door - height 3.7 metres x width 3.6 metres
 - * Close to proposed Mordialloc ByPass linking it to the Freeway network
 - * Wide range of service industries close by
 - * Near Moorabbin Airport, DFO, Costco Petrol, Mordialloc retail and Bayside suburbs
 - * Cheap for a factory/warehouse this size
- The property would also be ideal for large equipment storage and depot, with a 105sqm (approx.) office space to run logistics from.

For further information, enquiries and inspections, please contact:

JILL DUGGAN - 0418 518 125 or jilld@nicholscrowder.com.au...

Leased

Leased: Mon 03-Jun-19

NICHOLS CROWDER

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