



New Office Warehouses Next To The Western Freeway

88 - 98 Agar Drive, TRUGANINA, VIC 3029

Offices, Industrial, Showroom

Property ID: 1659

Price: \$1,490,000 **Rent:** \$99,000-\$110,000

Building: 1028m² - 2575m² **Land:** N/A



Take your business to the next level in Melbourne's best value and most conveniently located business estate.

- > 8 office warehouse showrooms 1028–2575m²
- > Container height roller doors
- > Mezzanine air conditioned offices
- > Kitchenette, lunch room & amenities
- > 24/7 operation hours
- > On site car parking spaces with each title
- > Separate titles – no owners corporation
- > 15 mins to CBD, Ports & Airports
- > 3 mins to Western Ring Road
- > 500m to Western Freeway
- > High speed voice and data
- > High capacity electricity
- > Gas supply
- > High clearance feature of approximately 7m
- > Remote controlled gates
- > Industrial 1 Zoning

For more information including plans and prices, go to agarestate.com or call one of the exclusive selling agents

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Additional Features

Features

Zoning: Industrial 1 Zone

Car Spaces: 12-24 per unit

Condition: New

Roller Doors: Container Height

Outgoings

Nil

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Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 1	0	1080m2 (Inc 110m2 office)	N/A	Contact Agent	Contact Agent
Unit 2 [SOLD]	0	1070m2 (Inc 110m2 office)	N/A	Contact Agent	Contact Agent
Unit 3 [SOLD]	0	1028m2 (Inc 110m2 office)	N/A	Contact Agent	Contact Agent
Unit 4 [LEASED]	0	1071m2 (inc 12 on site car spaces)	N/A	\$1,490,000	\$110,000
Unit 5	0	2060m2 (Inc 220m2 office)	N/A	Contact Agent	Contact Agent
Unit 5A	0	1028m2 (inc 12 on site car spaces & 110m2 offices)	N/A	\$1,490,000	\$99,000
Unit 6	0	1420m2 (Inc 150m2 office)	N/A	Contact Agent	Contact Agent
Unit 7 [SOLD]	0	1420m2 (Inc 150m2 office)	N/A	Contact Agent	Contact Agent
Unit 8 [SOLD]	0	2575m2 (Inc 190m2 office)	N/A	Contact Agent	Contact Agent