



BRAND NEW WAREHOUSE LOFT INDUSTRIAL UNITS

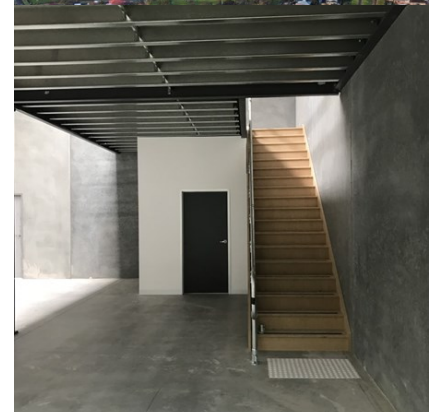
10 Cawley Road, YARRAVILLE, VIC 3013

Offices, Industrial

Property ID: 1668

Price: N/A **Rent:** \$23,500-\$27,500

Building: 148m² - 224m² **Land:** N/A



"THE BASE" FINAL STAGE ONLY REMAINING

- New factory units from \$22k P.A. + outgoings
 - Warehouses from 107m2 to 224m2
 - Mezzanines in most units
 - Kitchenette and amenities
 - 3 minutes to freeway
 - 12 minutes to CBD
 - Suited to a variety of users
 - Secure gated business park with CCTV
 - Car spaces with each unit
 - 6.5m internal warehouse height
 - Remote control container height roller doors
 - Brilliant access to arterials and the Western Distributor
 - Adjacent proposed \$2 billion dollar Yarraville Gardens residential and commercial centre
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- Open for inspection Wednesdays 12:30 - 1.30pm or contact agent to arrange an inspection

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Additional Features

Features

Availability: June 2018
Zoning: Industrial 1 Zone
Car Spaces: Yes
Condition: Brand New
Roller Doors: Container Height
Height: 6.5m
Age: Built 2018

Outgoings

Nil

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Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Lot 3	0	155m2 (inc 51m2 mezzanine)	N/A	Contact Agent	Contact Agent
Lot 6	0	155m2 (Inc 51m2 mezzanine)	N/A	Contact Agent	Contact Agent
Lot 9	0	224m2 (inc 77m2 mezzanine)	N/A	N/A	\$27,000
Lot 11	0	211m2 (inc 72m2 mezzanine)	N/A	N/A	\$27,500
Lot 12	0	162m2 (inc 54m2 mezzanine)	N/A	N/A	\$23,500
Lot 49	0	148m2 (inc 48m2 mezzanine)	N/A	N/A	\$23,500