



## **New 2 level Office & Warehouse - 1,080m2 Truganina - Just completed and ready to...**

**88 Agar Drive, TRUGANINA, VIC 3029**

Offices, Industrial, Showroom

**Property ID:** 1720

**Price:** Contact Agent   **Rent:** N/A

**Building:** 1080m2   **Land:** N/A



Melbourne's best located industrial estate superbly located next to Western Freeway to the CBD & Ports.

Download the complete information package including floor plans, sale documents, & prices, at [agarestate.com](http://agarestate.com) or contact the exclusive selling agents. Click the microsite link or got to additional information below.

- > Join logistics giants CEVA & Newcold in this prestigious estate
- > New office warehouse 1,080m<sup>2</sup>
- > Container height roller door
- > 2 level offices with carpet & ducted air conditioning
- > Kitchenette, lunch room & amenities
- > 24/7 operation hours
- > On site car parking spaces with each title
- > Separate title – no owners corporation
- > Rear yard space via second roller door
- > 15 mins to CBD, Ports & Airports
- > 3 mins to Western Ring Road
- > 500m to Western Freeway
- > High speed voice and data connected
- > High capacity electricity available
- > Town gas supply available
- > High clearance warehouse of ~ 7m
- > Remote controlled gates & security fences
- > Constructed by Commercial Builders C3
- > Industrial 1 Zoning

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## Glyn Bosisto

03 8566 7633

0414 304 580

[glyn@bosisto.com.au](mailto:glyn@bosisto.com.au)

## Additional Features

### Features

**Availability:** Now

**Zoning:** Industrial 1

**Car Spaces:** 12 on site

**Condition:** New

**Age:** 2018

### Outgoings

**Water Rates:** POA

**Land Tax:** POA

**Council Rates:** POA

**Owners Corp. / Insurance:** POA

## Mark Charlton

0430 464 270

0430 464 270

[mark@bosisto.com.au](mailto:mark@bosisto.com.au)

**Components**

<b>Name</b>	<b>Naber's</b>	<b>Building</b>	<b>Land</b>	<b>Price</b>	<b>Rent (p.a.)</b>
Lot 88 [SOLD]	0	1080m2 (Inc 12 on site car spaces)	N/A	Contact Agent	Contact Agent