



Main Road Exposure & Superior Access to Major Freeways Office Warehouse 2,250m²

500 Boundary Rd, DERRIMUT, VIC 3026

Industrial

Property ID: 1790

Price: \$3,679,500 Rent: \$201,000

Building: 2230m² Land: 3500m²



- 2,230m2 office warehouse inc 250m2 offices
- Secure yard with 23 on site car spaces
- Industrial 2 Zone - Flexible Use
- 8.6m minimum internal clearance
- 2 container height roller doors
- Staff amenities & open plan office 250m2
- Remote Gates to secure front yard area

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Additional Features

Features

Availability: Now
Zoning: Industrial 2
Lease Term: Negotiable
Rent Review: Negotiable
Car Spaces: 23
Condition: Very Good
Air Conditioning: To Offices
Roller Doors: 2 X Container Height
Lifts: N/A
Sprinklers: No
Height: 8.6m internal warehouse height
Age: 2008
Car Parking Fees: N/A

Outgoings

Water Rates: TBA
Land Tax: TBA
Council Rates: TBA
Owners Corp. / Insurance: N/A

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Office Warehouse	0	2230m2 (Modern building with superior offices and amenitie)	3500m2	\$3,679,500	\$201,000