

14 Agosta Drive, Laverton North, VIC

Industrial Property Investment - Price: \$2,400,000 (GST Exclusive)



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INVESTMENT OPPORTUNITY - 5 YEAR LEASE - INDUSTRIAL OFFICE WAREHOUSE TOTAL AREA 2,222m2

BLUE CHIP - INVESTMENT OPPORTUNITY

5 x 5 year lease
Commencement date 21/01/2016
Rental return \$155,000 per annum, plus GST & outgoings

- * Office 230m2
- * Warehouse 1,992m2
- * Total Area 2,222m2
- * 7.5 metre springing height
- * 2 container height roller door
- * 30 on-site carparks (6 under cover)
- * Large container loading truck area

Located minutes from Westgate Freeway, Grieve Parade, Western Ring Road and Boundary Road

Contact Andrew on 0403 343 395 to obtain a copy of the lease document.

- * 5 Year Leased Investment
- * Lease Commenced January 2016
- * Passing Rental \$155,000, plus GST & outgoings
- * Contact us to secure this investment

Office Size:	230.00
Warehouse Size:	1,992.00
Total Size:	2,222.00
Internal clearance:	7.5 Metres
Zoning:	Industrial 2

Parking: 30
Availability: Immediately

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.