

# 106-116 Makland Drive, Derrimut, VIC

Industrial Property For Lease - Price: \$530,320, plus GST & Outgoings

INDUSTRY  
PROPERTY  
GROUP



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## Large Office/Warehouse in Paramount Estate

This modern property offers a high clearance warehouse with recessed loading docks and multiple container height roller doors.

Two Level Offices and ample on-site carparking. This property comprises:

Office: 500m2\*  
Warehouse: 7,076m2\*  
Total: 7,576m2\* (approx.)  
Canopy: 1,439m2\*  
Site Area: 13,159m2\*  
Available Immediately

Situated in the highly sought after Paramount Industrial Estate, with easy access to the Western Ring Road and Western Freeway.

Office: 500m2\*  
Warehouse: 7,076m2\*  
Total: 7,576m2\* (approx.)  
Canopy: 1,439m2\*

Office Size:	200.00
Warehouse Size:	7,076.00
Total Size:	7,276.00
Land Size:	13,159.00
Internal clearance:	9 metres
Zoning:	Industrial 1
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.