

# 500 Boundary Road, Derrimut, VIC

Industrial Property For Sale/For Lease - Price: Lease: \$85m2, plus GST & Outgoings. Sale: POA

INDUSTRY  
PROPERTY  
GROUP



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## BOUNDARY ROAD OPPORTUNITY

Located on busy Boundary Road close to Western Freeway at Robinsons Road and to other major arterial roads, airports and sea ports, is this cleverly designed office warehouse. Property Features Include:

Office: 250m2\*  
Warehouse: 1,980m2\*  
1 on grade 5 x 5 metre roller doors  
One loading dock  
Large truck loading area easy access  
23 on-site car parks (7 undercover)  
Min 8.5 metre springing height

Organise an inspection now via Andrew or Stuart

Office: 250m2\*  
Warehouse: 1,980m2\*  
1 on grade 5 x 5 metre roller doors  
One loading dock

|                     |              |
|---------------------|--------------|
| Office Size:        | 250.00       |
| Warehouse Size:     | 1,980.00     |
| Total Size:         | 2,230.00     |
| Internal clearance: | 8.5 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.