

18 Foxley Court, Derrimut, VIC

Industrial Property For Lease - Price: \$75m2, plus GST & Outgoings

INDUSTRY
PROPERTY
GROUP



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PREMIUM WAREHOUSE/DISTRIBUTION FACILITY FOR LEASE

- State of the art warehouse/distribution facility totalling 23,028sqm* - Available Q4 2017 - Four (4) Recessed loading docks - Six (6) On-grade roller shutter doors - Cantilevered canopy covering all doors - 9m springing height with capacity to store up to 5-6 high pallets - Full B-double compliant hardstand - Ample car parking provisions - Exceptional corporate mezzanine office facilities offering easy expansion - ESFR sprinkler system - Designed to achieve a minimum 5 star Green Star Design and As Built certified rating resulting in reduced operating costs - Exceptional access to Deer Park Bypass via Robinson's Road and Western Ring Road and Boundary Road offering close proximity to the Melbourne's Sea Port, Airport and CBD. *approx.

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Office Size:	522.00
Warehouse Size:	22,550.00
Total Size:	23,072.00
Land Size:	35,000.00
Internal clearance:	10 metres
Zoning:	Industrial 1
Availability:	November 2017

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.