

# Warehouse 3 & 4, 18 Law Court, Sunshine West, VIC

Industrial Property For Sale/For Lease - Price: Sale: \$1,100m2, plus GST. LEASE: \$75m2, plus GST & Outgoings

INDUSTRY  
PROPERTY  
GROUP



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Well Located, Modern, & High

This property is located just off Somerville Road, in the interchange with the Western Ring Road and Boundary Road. This industrial facility comprises of the following:

High clearance warehousing with B double access  
Office: 296m2 of partitioned & open plan office  
Warehouse: 2,605m2  
4 container height Roller Shutter Doors (2 doors with canopy)  
Large staff room & kitchenette facilities  
Ample on-site parking

Contact us to arrange your inspection today  
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High clearance warehousing with B double access  
Office: 296m2 of partitioned & open plan office  
Warehouse: 2,605m2  
4 container height Roller Shutter Doors (2 doors with canopy)

Office Size:	296.00
Warehouse Size:	2,605.00
Total Size:	2,901.00
Internal clearance:	8 metres
Zoning:	Industrial 2
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.