

# 88-106 Kyabram Street, COOLAROO, VIC

Industrial Property For Sale/For Lease - Price: Sale: \$10,500,000, plus GST Lease: \$59m2, plus GST & Outgoings

INDUSTRY  
PROPERTY  
GROUP



EFFICIENT, FUNCTIONAL & FULLY RACKED High Clearance Warehouse with Excellent Access Areas from: 5,000-11,600sqm\* Full Drive Around Access Fully Racked This functional and attractive distribution centre will impress. Full drive around access, large yard areas, fully sprinklered, raised docks, finger docks and on grade doors, this site is packed with features.

Areas from: 5,000-11,600sqm\* Warehouse: 10,145sqm\* Office: 1,528sqm\*

Total Building Area: 11,673sqm\*

Total Site: 20,560sqm\*

Features:

Raised docks

Finger Docks

On grade roller doors

Fully racked

Full drive around access

Large truck marshaling / yard areas

Well maintained fitted office space

Building spring height: 7.3m to 10.4m\*

Ample car spaces

Large power supply

Easy access to the main arterials

Hume Hwy, Barry Rd, Metro Ring Rd

Splits into two buildings simply or works superbly as one

Office Size:	1,528.00
Warehouse Size:	10,145.00
Total Size:	11,673.00
Land Size:	20,560.00
Internal clearance:	7.3m - 10.4m
Zoning:	Industrial 3

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.

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