

16/3 Matisi Street Cnr 327 Mansfield Street  
THORNBURY, VIC

## BRAND NEW 240SQM OFFICE/WAREHOUSE WITH CREEK FRONTAGE M & M BUSINESS PARK

Close to Home, Close to Industry, Close to Nature

Set amidst a natural setting on the banks of the Darebin Creek this brand new benchmark warehouse facility is located only 8.5 km from Melbourne's CBD.

Positioned adjacent to the industrial precinct centred in Preston, a precinct recognised as Melbourne's premium northern fringe location.

Easy access from Eastern Fwy & Citylink/Tullamarine Fwy.

- High clearance roller door access.
- Extensive visitor carparking.
- 4 Reserved car parks.
- Security gate access.
- 8.8m truck access.

- Warehouse area: 190sqm
- Office area: 50sqm
- Total building area: 240sqm

Rental: \$28,000 pa \$2,333.33 \$538.46  
(Plus Outgoings & GST)

Contact John Kalpakis 0412 500 250

LOVE & CO

**Love Commercial**

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