

2/7-9 Clarissa Street CAMPBELLFIELD, VIC

**MODERN, VERY CLEAN
FACTORY/WAREHOUSE - INCENTIVES
AVAILABLE**

- Total building area: 660 sqm
- Warehouse area: 558 sqm
- Reception
- First floor offices: 105 sqm
- Zoning: Industrial 1
- Car bays: 10 (including 3 under cover)

This modern factory/warehouse has lots to offer, from the clean clear span warehouse with painted walls to the steel entry gates and plenty of parking. Features include toilet & shower facilities, 5m roller door clearances, tiled kitchen, reception area, and first floor offices with lots of natural light, high quality carpet, reverse cycle air-conditioning and data cabling.

Incentives Available - call today to find out more.

Rent: \$38,500 pa, \$3,208.33 pcm, \$740.38 pw
(Plus outgoings and GST)

John Star 0418 951 604

LOVE & CO

Love Commercial

commercial@lovere.com.au