

63/3 Matisi Street Cnr 327 Mansfield Street  
THORNBURY, VIC

## BRAND NEW 230SQM OFFICE/WAREHOUSE- 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 office/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.

- Warehouse of 154sqm with fully fitted mezzanine air conditioned/heated office of 76sqm with toilet and shower.
- High clearance roller door access.
- Extensive visitor car parking.
- 2 Reserved car spaces.
- Security gate access.
- 8.8m truck access.
- Zoned Industrial 3.

Rental:

\$26,000 pa \$2,166.67 pcm \$500 pw

(Plus Outgoings & GST)

Contact: John Kalpakis 0412 500 250

LOVE & CO

**Love Commercial**

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