

4/79-81 Maffra Street COOLAROO, VIC

## VALUE FOR MONEY/FACTORY WAREHOUSE

- Total Building Area: 340.68sqm
- Factory/Warehouse area: 275.28 sqm
- Office/Mezzanine area: 65.4 sqm
- 4 Car Bays
- 3 phase power
- Zoned Industrial 1

Brand new concrete tilt panel factory/warehouse with high 8.5m truss clearance, container height roller door, carpeted office/mezzanine area, 3-phase power and 4 allocated car bays.

### Rental:

\$22,000 pa \$1,833.33 pcm \$423.08 pw

(Plus Outgoings & GST)

John Star 0418 951 604

LOVE & CO

**Love Commercial**

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