

## EPPING, VIC

## ULTRA MODERN FACTORY/WAREHOUSE

- Clear-span Factory/Warehouse
- High Clearance with Electric Container Height Roller Door
- Suspended Glass Panel Offices with Heating/Cooling
- Rear Roller Door to Storage Yard of 77 sqm Ideal for Extra Machinery/Vehicles
- Easy Access to Epping Plaza, Cooper & High streets, Western Ring Road, and the Proposed Melbourne Wholesale Market.
- Dual Pedestrian Access for Potential Dual Occupancy (Warehouse & Separate Office are both Self Contained)
- 7 On-site Parking Spaces

Factory/warehouse Area: 313m2

Office/Amenities Area: 58m2

Total building area: 371m2

Rental \$26,000 pa, \$2,166.67 pcm, \$500 pw  
(Plus Outgoings & GST)

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LOVE &amp; CO

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