



42/3 Matisi St Cnr Mansfield Street THORNBURY,  
VIC

## BRAND NEW 130M2 WAREHOUSE WITH STREET FRONTAGE M & M BUSINESS PARK

Superbly located only 8.5 kms from Melbourne's CBD this business park adjoins the industrial precinct centred in Preston, a precinct recognised as Melbourne's premium northern fringe location.

Easy access from Eastern Fwy & Citylink/Tullamarine Freeway. Brand new benchmark office warehouse facility set amidst a natural setting on the banks of the Darebin Creek.

- 8.8m truck access. - High clearance roller door access.
- 3 Reserved car parks on title.
- Security gate access.
- Extensive native landscaping.
- Extensive visitor carparking.

Rental: \$19,500 pa \$1,625 pcm \$375 pw

LOVE & CO

**Love Commercial**

commercial@lovere.com.au