

54/3 Matisi Street & 327 Mansfield Street  
THORNBURY, VIC

## BRAND NEW 130 SQM 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.

- High clearance roller door access.
- Extensive visitor car parking.
- Toilet and kitchenette.
- 3 Reserved car spaces.
- Security gate access.
- 8.8m truck access.
- Zoned Industrial 3.

Rental:

\$20,000pa \$1,666.67pcm \$384.62

(Plus Outgoings & GST)

Contact: Alex Shum 0402 714 541 or John Kalpakis 0412 500 250

LOVE & CO

**Love Commercial**

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