



1/79-81 Maffra Street Coolaroo, VIC

### New 1,000sqm Office/Warehouse!

Located off Barry Road and close to the Hume Highway the property has excellent access to major arterial roads including the Ring Road, Cooper St, Pascoe Vale Rd and the Hume Freeway. This brand new industrial facility offers generous office/showroom facilities, additional internal clearance height to optimise warehousing capacity, 2 roller doors 1 at the front and 1 at the side for efficiency of work flow and ample off street parking.

Construction of this well-proportioned factory/warehouse is scheduled to commence in early August 2014 with completion due in late December so, if you are planning to relocate in late 2014 or early 2015 this is a tremendous opportunity to secure a brand new facility.

- Total building are approx. 1,000sqm
- Warehouse area 796sqm



**Michael Sabelberg**

0450 554 317

michael.s@lovere.com.au