





8a Adrian Road Campbellfield, VIC

SECURE INVESTMENT OPPORTUNITY!

Securely leased factory/ warehouse in a sought after industrial pocket.

- 464 SQM total building area including 68 SQM of office/mezzanine
- Zoned industrial one
- Great access to all arterials
- 3 phase power
- Container Height Roller Door
- Onsite parking for six cars
- All reasonable offers considered and presented to the vendor
- Current lease returning \$29,120 PA plus outgoings
- Current lease expires on the 27th of July 2019
- Two further terms of two years each
- Fixed 4% annual increases with market review at options

UNDER CONTRACT Price:





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