



8a Adrian Road Campbellfield, VIC

SECURE INVESTMENT OPPORTUNITY!

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

Price: UNDER CONTRACT

- 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



Branko Agatanovic Michael Sabelberg

0448 035 565
branko.a@lovere.com.au

0450 554 317
michael.s@lovere.com.au