



10/11 Industrial Avenue Thomastown, VIC

**Modern Warehouse In Sought After Location!**

This fantastic warehouse designed to accommodate a wide range of occupier profiles, the property is strategically positioned immediately off Mahoneys Road, with swift connectivity to key arterial roads such as Hume Highway and Metropolitan Ring Road and all arterial routes.

Currently tenanted at \$23,000 plus GST per annum plus Building Outgoings to 7th July 2025 with the option of a further 2 year term.

Property Features:

- \* 3 Phase Power
- \* Electric roller door
- \* 3 car parks

Distances:

**Price:** SOLD - \$530,000

**Council Rates:** \$2,740.00/year (approx)

**Water Rates:** \$1,341.00/year (approx)

**Strata Rates:** \$795.20/year (approx)



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