



OPPORTUNITY AWAITS. SHORT OR LONG TERM LEASES CONSIDERED

### AVAILABLE NOVEMBER 2024

Move in or collaborate with the owner to create your perfect long-term space

This property is extremely well located in the heart of the Oakleigh South industrial precinct.

From this position you have direct access to Centre Road, Clayton Road and Warrigal Road, providing access to the Dingley Bypass within minutes.

Property features:

- High clearance warehouse: 5,035m<sup>2</sup>
- Office: 1,144m<sup>2</sup>
- 5 roller shutter doors
- Good power supply
- Excellent container access
- Short or long term leases considered
- Potential to install crane

## Pellicano

MARK CONSOLMAGNO - 0410 932 311  
JAMES MCCONVILLE - 0407 567 017

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