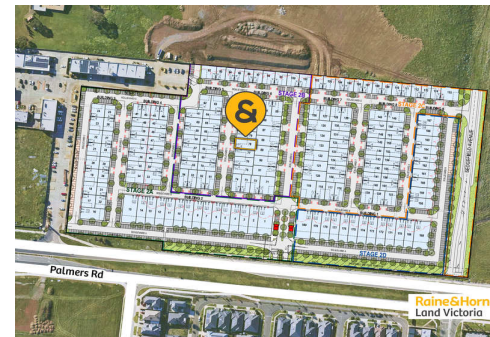


TYPE E - GROUND LEVEL FLOOR PLAN

1:100

Raine&Horne
Land Victoria

RUN YOUR BUSINESS HERE OR INVEST!



Truganina

Lot 78 211 Leakes Road



270sq
m



Warehouse 78/211 Leakes Road, Truganina

Contact Agent

Raine and Horne Land Victoria is pleased to offer for sale this exceptional warehouse property at Lot 78/211 Leakes Road Truganina 3029. This property ensures a versatile space that can accommodate a wide range of businesses and operations. Perfect property for an office or business front with ancillary plant, factory or warehouse (STCA). It is close to arterial roads like Leakes Road, Palmers Road and offers easy freeway access.

This property is in the industrial Park B of Truganina Employment area. Industrial Park B is designed to be a high amenity area combining light industrial, research and development uses, and other business uses along Palmers and Leakes Roads. Higher employment densities in this area will be encouraged. Over time, this area will serve to attract higher density services and employment uses, and provide a transitional buffer between the Truganina South Community Precinct and the General Industrial Area.

Property Highlights:

- 270m² floor area – 210m² warehouse + 60m² Mezzanine
- 1100 litre Grease Trap
- 400 Mj/h Gas Supply

Property ID:	L26884083
Property Type:	Industrial/Warehouse use
Building / Floor Area:	270
Land Area:	210.0 sqm

Ankit K Tandon

0458 605 447

ankit.t@landvictoria.rh.com.au

- Suspended Ceiling in office and lobby
- Split system Air con in office
- High clearance warehouse with roller door
- Modern office staff amenities
- Ample parking facilities for you and your clients

If you would like to secure this amazing property located in the upcoming modern business park; one that promises high exposure for your business, Call Ankit Tandon on +61 458 605 447 today.

Interested parties should conduct their due diligence prior to making any submissions. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist – <http://www.consumer.vic.gov.au/duediligencechecklist>