

**\$498,000**

Warehouse: 🏠 - 🚚 - 🚗 6

1/3 Neutron Place, Rowville, 3178



### Investors Take Notes!

Continue leased to the same tenant for the last 25 years, just renewed for another term of 3 years and 3 more terms to go! Well established tenant, their business is improving and expanding.

Huge quantity partitioned office of 170m<sup>2</sup> including boardroom, main server room, workshop, separated kitchen and large workshop plus 83m<sup>2</sup> warehouse factory space with roller door, in an ideally located small industrial park comprising of six units.

The building includes fully carpeted and cabled offices with suspended ceilings, approx 7.5 meter height in warehouse, bathroom and 6 car spaces on title. Easy access to Eastlink and all major roads and highways.

- Total building area of 253m<sup>2</sup>
- Container height roller shutter door
- 6 Allocated on site car parking
- Tenanted with approx. return 5.7%

Floor Area: 253 m<sup>2</sup>

Zone: INZ

Current Rent: 30000

### Features:

- Loading Bay
- Access Roads
- Security
- Air Condition/Ducted Heating

### Agent Details

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