

**\$900,000+**

Warehouse: 🏠 - 🚚 - 🚗 6

11 Booloora Road, Springvale, 3171



### Industrial Warehouse/Factory and Office - for sale

\* Only few minutes to Springvale Shopping Centre  
 \*Industrial 1 Zone \*600 m2 approx building area \*825m2 approx land \* Front lock-up holding yard \*6 On-site parking \*Air-conditioning office \*Ready to go! \*Suit factory-outlet

Well appointed warehouse-factory only around the corner to the most busy Springvale Market and shopping centre, plenty of restaurant, café and other businesses, approx 600m2 clear span factory in an Industrial 1 Zone, an independent 50m2 office at front, kitchen/ lunch room, male & female toilets and shower at rear plus workshop, extra high clearance warehouse with approx 4,6m roller door access, 3 phase power plus a new roof and skylight. Suitable for investment or owner occupier, available now, call Andy NG on 0418 383 678.

Floor Area: 600 m<sup>2</sup>

Land Area: 825 m<sup>2</sup>

Zone: Industrial 1zone

#### Features:

- Close to Transport
- Access Roads

#### Inspection Time

Please call for Private inspection

#### Agent Details



Andy Ng - Camberwell Office

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