



**23 McDonalds Lane, Mulgrave VIC 3170**

## **EXCEPTIONAL INVESTMENT - STAND ALONE WAREHOUSE / OFFICE**

- Land size 1365m2 approx.
- Warehouse/Office 890m2 approx.
- Including 168m2 approx. first floor A/C reception and partitioned offices
- Current rental \$103,000 p/a net.
- Three (3) year Lease commenced January 2015
- Options: Three (3) further terms of three (3) years
- 16 allocated car spaces including 5 undercover
- Triple interceptor and drainage
- Outstanding opportunity for an astute investor
- Inspection will impress

Prominently positioned

Industrial  
FOR SALE

890sqm

**Ray White**

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