



**24 Graham Road, Clayton South VIC 3169**

## **AN INVESTMENT NOT TO BE MISSED**

- Land area 1841m2 approx.
- Building size 1220m2 approx.
- Including 280m2 approx. air-conditioned modern ground floor reception and 4 partitioned offices
- Current rental \$114,400 p/a net.
- Five (5) year Lease commenced October 2013
- Options: Three (3) further terms of five (5) years
- Allocated car spaces
- 3 RSDs
- Outstanding opportunity for an astute investor

Prominently positioned in a tightly held precinct, this industrial investment offers street frontage in a premium location close to Westall Road and other main arterials. Warehouse has good clearance and

Industrial  
FOR SALE

1220sqm

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