



**13/632-642 Clayton Road, Clayton South VIC 3169**

## **INDUSTRIAL INVESTMENT IN VERY SUCCESSFUL ESTATE - OFFERS WELCOME!**

- Total building area (industrial) 440m2 approx.
- Including 90m2 approx. air conditioned and heated office plus showroom
- Air conditioning throughout factory
- Electric motorised roller door (container height)
- Two (2) year lease commenced February 2016
- Two (2) further options of two (2) years
- Currently returning \$30,160 p/a net.
- Amenities include M/F toilets and kitchenette
- 4 car parks on title

Industrial  
FOR SALE

440sqm

**Ray White®**

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