



29-31 Edison Road, Dandenong South VIC 3175

## SECURE INVESTMENT!

This brand new building has just secured an excellent tenant. With a new 5 year lease paying \$117,000pa plus GST plus Outgoings and 3% increases annually, you will have a solid return for years to come.

It's close to Eastlink and is surrounded by major arterials to service the estate.

### Property Features:

- Clearspan warehouse of 1159m<sup>2</sup>
- Split level offices of 261m<sup>2</sup>
- 2 x electric RSD's
- Dual crossovers
- Securely gated

Industrial  
FOR SALE  
\$2,250,000  
1420sqm



**Matthew French**

0432 582 669  
matthew@richardsonfrench.com.au

**Cameron McLeod**

0400 280 293  
cameron@richardsonfrench.com.au