



**39 Henderson Road, Clayton VIC 3168**

## **FREE-STANDING OFFICE/WAREHOUSE WITH REAR YARD**

- Total building area 376m2 approx.
- Comprising office (freshly painted) of 47m2 approx. plus mezzanine storage of 52m2 approx.
- Brand-new male / female toilets
- Great warehouse clearance with 5m approx. height
- Rear accessible yard
- Ample on-site parking at front with security bollards

\$33,000 per annum + GST + Outgoings

Ryan Amler 0401 971 622  
Paul Rizzo 0418 688 888

Industrial  
FOR LEASE

376sqm

**Ray White®**

**Ryan Amler**

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