



**1/175 Arundel Road, Keilor VIC 3036**

## UNDER OFFER

**FOOD PREMISES WITH PERMIT FOR MARKET!**

Building Area: 1,394m<sup>2</sup> (Approx.)

Enclosed loading bay: 450m<sup>2</sup> (Approx.)

- Just Comply With Council Conditions & Operate your Business
- Consisting Of Reception Area, High Open Plan Office Area, Boardroom, 2 Large Production rooms, 2 Cool rooms, Chilled Production Area
- Excellent Staff Amenities With Ample On Site parking for 39 Cars (Approx.)
- Abundant 3 Phase Power
- Compressed Air Lines Throughout Facility
- Water Drainage Throughout Factory
- \$150k PA (Incent)

Industrial

FOR LEASE

\$125,000 PA + GST (Negotiable)

1394sqm

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