



**44 Kalman Drive, Boronia VIC 3155**

## MOTIVATED OWNER - BE QUICK!!

ATTENTION OWNER OCCUPIERS - "MUST SEE QUALITY!"

- Can be purchased Fully Furnished!
- Immaculate office / warehouse facility -1,497sqm\*
- Industrial 1 zoned allotment - 2,042sqm\*
- Excellent & meticulously well-maintained showroom & offices over 2 levels - 384sqm\*
- Stunning fit-out featuring A/C, glass partitioning & executive offices / meeting rooms
- Fully glazed facade providing fabulous natural light, with excellent view of the Dandenong Ranges
- High clearance, clear span factory / warehouse - 8m plus height
- Tilt-slab, concrete panel construction
- Dual, full-height rol

Industrial  
FOR LEASE