



**247 Boundary Road, Mordialloc VIC 3195**

## STAND-ALONE WITH 24 METRES OF MAIN ROAD FRONTAGE

Ray White Commercial Oakleigh is delighted to present this outstanding stand-alone office/warehouse located in the heart of the Mordialloc/Braeside industrial precinct.

With 24 metres of main road frontage, this is the ideal property to expose your business to the ever busy Boundary Road.

With the unique option to either purchase or lease, this rare opportunity is one you do not want to miss out on. Inspection a must.

### Property features:

- Building area: 865m2 approx.
- Land area: 1320m2 approx.
- Industrial 1 Zoning (IN1Z)
- Ample on-site parking
- Side yard with vehicle

Industrial  
FOR SALE

865sqm

**Ray White**

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