



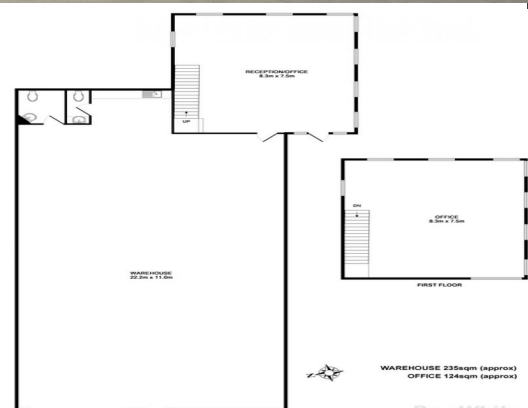
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**35-41 Westpool Drive, Hallam VIC 3803**

## **POLE POSITION OFFICE/WAREHOUSE WITH SOLAR POWER!**

This immaculately presented functional office/warehouse is well located just off Hallam South Road and located moments from the M1 Freeway and Princes Highway.

Further features on offer being front property offering exposure along with security gated estate & views from the natural light filled offices with heating/cooling , solar power to keep your running costs to a minimum plenty of 3 x phase outlets, container height motorized roller shutter door must see to appreciate!

- Total lettable area 360m2 approx
- Warehouse area 236m2 approx
- Onsite parking for 8 x vehicles

Industrial  
FOR LEASE

360sqm

**Ray White**

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