



2/17 Orange Street, Williamstown VIC 3016

## Investors Opportunity - Leased OFFICE/WAREHOUSE

Located within the Industrial Precinct of Williamstown with easy access to the Westgate Freeway, Ring Road and CBD. Strategically positioned, this commercial property is of solid precast construction with long term lease. Office space on two levels totalling 80m<sup>2</sup>, including office/reception area and upstairs space for workstations and or showroom. Clear span warehouse with dual container height roller doors on two different street frontages allowing flexible access.

- Currently returning \$28,596 PA (includes GST, plus outgoings)
- Office/warehouse 250m<sup>2</sup>
- Off street parking
- Two separate office spaces
- Dual roller door access

Industrial  
FOR SALE

250sqm

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