



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

## Functional Warehouse With Office/Showroom

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 alarmed ,3 phase power , partitioned offices with heating/cooling , container height Motorized roller shutter door, also offering security gated estate must see to appreciate!

- Total lettable area 290m2 approx
- Warehouse area 210m2 approx
- Including reception/office area 80m2 approx
- Onsite parking for 5 x vehicles
- Industrial 1 zone

Industrial  
FOR LEASE

290sqm

**Ray White**

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