



11/35-41 Westpool Drive, Hallam VIC 3803

SECURE MODERN WAREHOUSE/OFFICE INVESTMENT!

- Total lettable area: 500m2*
- Includes warehouse area: 100m2*
- Including office area: 200m2*
- Including further mezzanine/storage area: 200m2*
- Five (5) year lease commenced 1/7/2017 with one (1) further term of five(5) years
- Current rental: \$30,000 per annum + GST + outgoings
- Additional rental (Telecommunication tower): \$4,800 per annum
- Combined rental: \$34,800 net
- Rental increases: 3% fixed annually
- On-site parking for five (5) vehicles
- Motorized roller shutter door

Industrial
FOR SALE

500sqm

Ray White

Paul Rizzo

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paul.rizzo@raywhite.com

For further information or to arrange an on-si