



**28-32 Buckland Street, Clayton VIC 3168**

## Rare, Stand-Alone Industrial Investment ? Two Buildings, One Title!

- Total land area: 4578m<sup>2</sup>\*
- Combined total building area: 3260m<sup>2</sup>\*
- Combined current rental: \$182,884 per annum + GST + Outgoings
- Stand alone property with future development upside (STCA)
- Industrial 1 Zone (IN1Z)
- Two tenants, two buildings, one title!

Industrial  
FOR SALE

3260sqm

### Building 1

- Total Building Area: 2440m<sup>2</sup>\*
- Current Rental: \$129,884 per annum + GST + Outgoings
- Four (4) year term commenced 27/6/14
- CPI annual increases
- Leased to Maze Distr

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