



**4/13-23 Japaddy Street, Mordialloc VIC 3195**

## **Outstanding Industrial Building ? Occupy or Invest!**

Ray White Commercial Oakleigh is delighted to offer for sale by way of public auction this immaculate industrial property located in the heart of Mordialloc.

Offering a brand new fit-out of the highest quality construction and 638m<sup>2</sup> of total building area, properties like this do not come around very often. With the unique option to occupy or invest, don't miss out on this opportunity.

Inspection will impress!

Property Features Include:

- Total Building Area: 638m<sup>2</sup> (approx)
- Including 120m<sup>2</sup> of of

Industrial  
FOR SALE

638sqm

**Ray White**

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