



**3 Audsley Street, Clayton South VIC 3169**

## Huge Price Reduction - Owner Says Sell!

Ray White Commercial Victoria is delighted to offer this newly constructed industrial warehouse situated in the heart of the Clayton South industrial precinct. The property is within walking distance to Clayton Shopping district and the recently re-developed Clayton train station, whilst also being a stones-throw away from the highly coveted Monash University and Monash Hospital. Built to the highest quality, this brand new building is ideal for the astute investor or owner occupier.

Property Features Include:

- Total Building Area | 100m2 (approx)
- Plus further 21m2 (approx) mezzanine/storage
- Three-phase power
- Three (3) car parks

Industrial  
FOR SALE

100sqm

**Ray White®**

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