



**13-35 Rosalie Street, Springvale VIC 3171**

## **Tall and Clear Span Office / Warehouse in the Heart of Springvale**

- Total Lettable area 393m<sup>2</sup>\*
- Comprising front office of 20m<sup>2</sup>\*
- Clear span warehouse with max height of 9m\*
- Direct access off street with extra wide electric roller door of 4.7m\*
- Three phase power
- Amenities including M/F toilets and kitchenette
- Ample on-site parking

Industrial  
FOR LEASE

393sqm

Prime location only minutes to Springvale shopping precinct, Monash Freeway, Springvale Train Station.

\$38,000 p/a + GST + Outgoings

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