



**13/38 Christensen Street, Cheltenham VIC 3192**

## **MODERN AND WELL PRESENTED OFFICE / WAREHOUSE IN CENTRAL LOCATION**

- Total lettable area | 150m2 approx
- Comprising office over two levels with balcony of 69m2 approx
- Excellent height with electric roller door
- Features heating / cooling in office, keyless entry & three phase power
- Two (2) allocated car spaces directly out the front
- Excellent location just off Keys Road in the heart of the Moorabbin Industrial Precinct

Ryan Amler | 0401 971 622  
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\*All areas and figures

Industrial  
FOR LEASE

150sqm

**Ray White**

**Ryan Amler**

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