



**4/477 Warrigal Road, Moorabbin VIC 3189**

## Tenanted Investment - Industrial Warehouse / Office

Ray White Commercial Victoria is delighted to offer for sale this fantastic opportunity to purchase an industrial investment property located in the increasingly in-demand Moorabbin industrial precinct and conveniently opposite Bunnings Warehouse.

- Total building area | 190m2 approx.
- Plus further mezzanine / storage area | 40m2 approx.
- Current rental | \$25,750 p/a + GST + Outgoings
- 2 + 2 Year Lease (Commenced October 2018)
- 3% Fixed annual increases
- Amenities | M/F toilets, kitchenette, shower
- Clear span warehouse with container height door
- 3 Phase Power with ample outlets
- Two (2) on-site

Industrial  
FOR SALE

190sqm

**Ray White®**

**Theo Karkanis**

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