



## 27 James Street, Clayton South VIC 3169

### Rare Clayton South Combo | Warehouse with Separate Residence / Office

- ? Total building area | 370m<sup>2</sup>\*
- ? Includes warehouse with small office & amenities | 285m<sup>2</sup>\*
- ? Separate office / residence with 4 rooms, kitchen, bathroom/shower | 85m<sup>2</sup>\*
- ? Bonus enclosed storage area | 16m<sup>2</sup>\*
- ? 3 phase power, roller shutter door
- ? Securely Gated with onsite parking
- ? Industrial 1 Zone (IN1Z)

Industrial  
FOR LEASE

370sqm

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\*All areas and figures are approximate only. All boundaries are indicative only. All precaution has been taken to establish the accuracy of all information