



**12 Bricker Street, Cheltenham VIC 3192**

## WAREHOUSE / OFFICE THAT HAS IT ALL!

Located just off Warrigal Road in the heart of the Moorabbin industrial precinct. Direct street access & four (4) onsite parking spaces on the front, providing excellent access for containers.

Property features:

- ? Total lettable area 265m<sup>2</sup>\*
- ? Comprising reception / showroom & offices over two levels
- ? Warehouse with great internal height and container height roller door
- ? Additional bonus mezzanine storage area
- ? Street frontage with direct access into warehouse
- ? Kitchen and toilet amenities
- ? Clean and with plenty of natural light
- ? Rare leasing opportunit

Industrial  
FOR LEASE

265sqm

**Ray White®**

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