



**11 Monarch Court, Oakleigh VIC 3166**

## Central Oakleigh Warehouse with Excellent Height

Located within a short walk to Oakleigh central shopping/retail district and only a short drive to Warrigal Road and Monash Freeway (M1).

- ? Total building area | 195m2\*
- ? Painted internal walls
- ? Quality Amenities | disabled toilet, kitchenette & shower
- ? Excellent warehouse height over 7.5m
- ? Motorised roller door 6.4m high\*
- ? 3 Phase Power
- ? Securely Gated Estate
- ? Three (3) car spaces on-site
- ? Industrial 1 Zone (IN1Z)

Theo Karkanis | 0431 39

Industrial  
FOR LEASE

195sqm

**Ray White**

**Theo Karkanis**

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