



**33/536 Clayton Road, Clayton South VIC 3169**

**INVEST NOW, OCCUPY LATER!**

Property features:

- ? Total building area | 131m2\*
- ? Includes permitted mezzanine floor | 10m2\*
- ? 1 Year Lease (Commenced 10th September 2022)
- ? Currently returning | \$24,000 p/a net\*
- ? 8.3m\* internal warehouse clearance
- ? Electric roller door, 3 phase power & LED High Bay Lights
- ? Amenities | Kitchenette & disabled toilet
- ? Four (4) car spaces on-title
- ? Industrial 1 Zone (IN1Z)

Industrial  
FOR SALE

131sqm

**Ray White**

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