



**33 Aspen Circuit, Springvale VIC 3171**

## Quality Warehouse in Springvale Business Park

Available Late September 2023 - Join a thriving community of forward thinking business owners at Springvale Business Park!

- ? Total building area | 99m2\*
- ? Polished concrete floors & painted internal walls
- ? Matte black fixtures & fittings + tinted windows
- ? Full size kitchenette with high quality cabinetry including overhead & LED kitchen lighting
- ? Bathrooms with shower and floor to ceiling tiles
- ? Internal clearance up to 7.5\* metres
- ? Electric roller door with remote controls, 3 phase power, LED High Bay Lights
- ? Two (2) on-title car spaces
- ? Industrial 1 Zone (IN)

Industrial  
FOR LEASE

99sqm

**Ray White**

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