



**16 Ebony Close, Springvale VIC 3171**

## Quality Office / Warehouse (NO GST)

- ? Total building area | 189m2\*
- ? Includes first floor carpeted office | 46m2\*
- ? Office-to-warehouse viewing windows + awning windows
- ? Keyless entry, floor to ceiling glass wall & door in first floor office
- ? Polished concrete floors & painted internal walls
- ? Built-in solar system (individually metered)
- ? Matte black fixtures & fittings
- ? Luxurious kitchenette with high quality cabinetry
- ? Bathrooms with shower and floor to ceiling tiles
- ? Internal clearance up to 7.5 metres\*
- ? Electric roller door, 3 phase power, LED High Bay Lights
- ? Three (3) on-title car spaces + ample visitor car parks
- ? Nightly security patrols & common CCTV
- ? Shipping Container Lo

Industrial  
FOR LEASE

189sqm

**Ray White®**

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