



11 Trade Pl, Coburg North



## SECURELY LEASED FREESTANDING OFFICE / WAREHOUSE

- CENTRALLY LOCATED OFFICE / WAREHOUSE BUILDING
- SECURELY LEASED TO LONG STANDING TENANT
- PASSING RENT: \$43,500 + GST + OUTGOINGS
- BUILDING AREA: 431m<sup>2</sup> approx.
- LAND AREA: 544m<sup>2</sup> approx.
- HIGH CLEARANCE WAREHOUSE
- FIRST FLOOR MEZZANINE OFFICE PLUS SOLID MEZZANINE STORAGE AREA
- CONTAINER HEIGHT ROLLER DOOR
- ONSITE CAR PARKING
- EXCELLENT INVESTMENT OPPORTUNITY
- MAJOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL DEVELOPMENTS BEING UNDERTAKEN WITHIN THE SURROUNDING AREA

- TO ARRANGE AN INSPECTION, CALL TONY GARGARO ON 0411 222 766

**\*\*NOTE: ALL EMAIL ENQUIRIES MUST CONTAIN A PHONE NUMBER\*\***

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

544 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	292
<b>Land Area</b>	544 m <sup>2</sup>
<b>Office Area</b>	70 m <sup>2</sup>

### Agent Details

David Gargaro - 0413 202 259  
Tony Gargaro - 0411 222 766

### Office Details

Port Melbourne  
152 Rouse Street Port Melbourne VIC  
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