

168/266 Osborne Ave, Clayton South, VIC 3169

\$2,383 PCM plus GST

Industrial Land



WAREHOUSE FOR LEASE – PRIME CLAYTON SOUTH LOCATION

GATE D Unit 168/266 Osborne Rd Clayton South.

Take advantage of this outstanding opportunity to secure a high-clearance warehouse in the heart of the tightly held Clayton South industrial precinct. Perfectly suited for a range of businesses looking for a low-maintenance asset with great functionality.

Property Features:

- * Total building area: 150m²* (approx.)
- * Land area: 184m²* (approx.)
- * 3 Phase Power – ideal for heavy-duty equipment
- * 6m Clearance – suits pallet racking, hoists, or mezzanine potential
- * Manually Operated Roller Door – wide and accessible
- * Small Office – great for admin or client meetings
- * Kitchen & Toilet Facilities – onsite amenities for staff comfort
- * 3 On-Title Car Parks – valuable off-street parking
- * Zoned Industrial – suitable for a range of uses (STCA)

Council Rates, 2026 \$2076.05

Owners Corp, 2026 \$461.59/qtr

Located in a popular and secure industrial estate just off Clayton Road, this warehouse provides easy access to major arterials including Dingley Bypass, Westall Road, and the M1 Freeway.

Perfect For:

- * Tradespeople
- * Online retailers
- * Storage or distribution

Listed By

Theresa Huynh

Open for Inspection

By Appointment.

