

**4/40C Wallace Ave, Point Cook, VIC 3030**

**\$35,000 plus GST and Outgoings**

Office Suite



## Modern Warehouse in a Prime Business Precinct

Positioned within a well-established business park on Wallace Avenue Point Cook located 1 minute from the freeway. This versatile office warehouse offers an ideal combination of warehouse functionality and quality office accommodation in one of Point Cook's most accessible commercial locations.

**Open for Inspection**

By Appointment.

Comprising approximately 180m<sup>2</sup> of total building area, the property includes approximately 120m<sup>2</sup> of warehouse space and 60m<sup>2</sup> of office/mezzanine space, making it suitable for a variety of commercial and trade-based businesses.

### Property Features:

- \* Approx. 180m<sup>2</sup> total building area
- \* Approx. 120m<sup>2</sup> warehouse space
- \* Approx. 60m<sup>2</sup> office/mezzanine area
- \* Air-conditioned office space
- \* Automated roller door with smartphone access
- \* Internal security roller shutters behind the glass façade
- \* Bathroom facilities including shower
- \* Three (3) allocated onsite car parks
- \* Ample visitor and customer parking
- \* Located within a modern and well-maintained business park
- \* Immediate access to the Princes Highway and major arterial road networks

Leasing Price \$35,000 plus GST and Outgoings

Strategically located within Point Cook's thriving commercial precinct, this property provides excellent connectivity, convenience, and a professional setting for businesses looking to establish or expand their operations.

Available now. Enquire today to arrange an inspection.

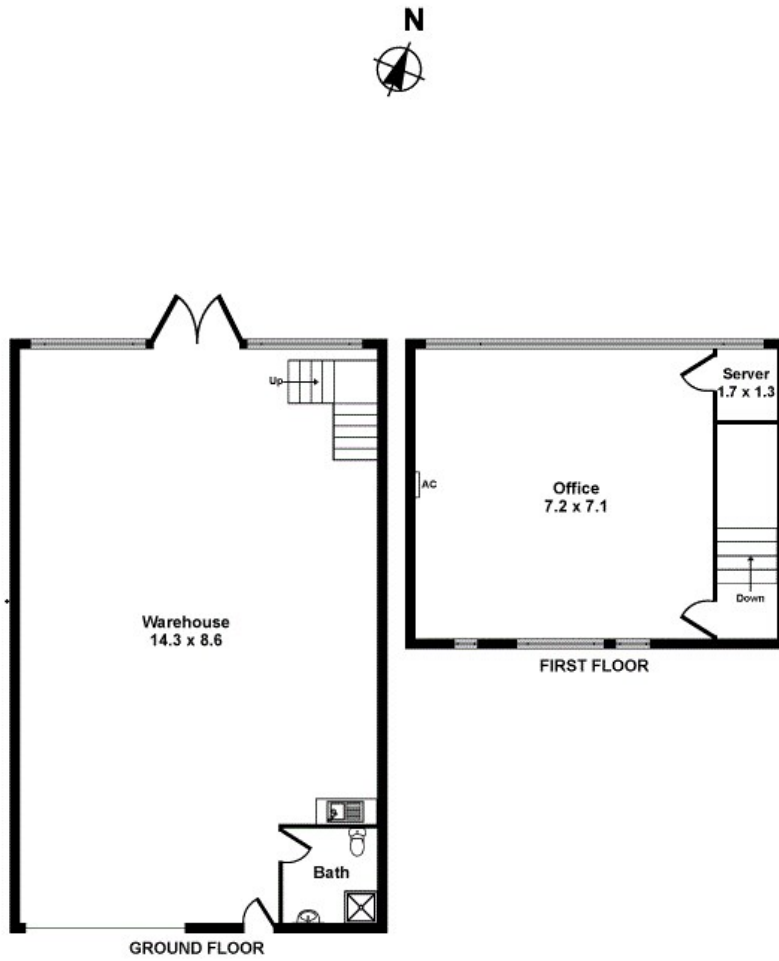
### Listed By

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Floorplan



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