

44 Princes Hwy, Eumemmerring, VIC 3177

\$4,000 per square metre

Commercial Shop



Prime Location

Brand New Multi-purpose commercial Buildings/Warehouses

If you're looking for good clean storage space with high lift roller doors easily accessible for container shipments or an area to break bulk just a short distance from major arterial roads in Melbourne's Southeastern suburbs these units could be well worth your consideration.

Accessible via either of the two gates the wide driveway encircles the building reducing lost time due to congestion caused by vehicles loading and unloading. Close to Dandenong these units are a short distance from major roads such as the Monash Freeway, South Gippsland Hwy, and the Dandenong bypass. Additionally, nearby food and fuel services provide an extra benefit for those working at or travelling to and from the units.

Units are available in three sizes from 185m² to 360m², but if you need more floor space most are expandable to twice the size via a removable wall section providing a large doorway to the neighbouring unit.

All units have a ground floor reception area, a regulation ambulant toilet, most include a shower, and an upstairs airconditioned office. Each unit is provisioned with a high lift roller door, double glazed windows, a kitchenette with plenty of storage, NBN connection, water, single-phase power, and multiple car parking spaces on title. An additional feature is an engineered removable panel in the side walls, removal gives access to additional floor space. Connected services are underground providing a safer working environment and the building setback virtually eliminates vehicles blocking access.

Private Inspections Available

Unit Description.

Units 1-3 Sold

Units 4-6: Total area of 328m², Each with a ground floor of 278m² office space 50m².

4 car spaces

Units 7-9: Total area of 328m², Each with a ground floor of 278m² office space 50m².

5 car spaces.

Units 10-12 Total area of 185m², Each with a ground floor of 149m² office space 36m²

4 car spaces, no shower in rest room.

Unit 13 Total area of 361m², Each with a ground floor of 296m² office space 65m²

Twelve-month Lease available at \$150/m²

Unit 14 Leased

Listed By

Theresa Huynh

The Office

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Open for Inspection

By Appointment.

