

44 Princes Hwy, Eumemmerring, VIC 3177

Commercial Shop

**\$150 per square meter per month on
a 12 month Lease**



Various Floor Spaces Available

Brand new commercial buildings with high ceilings, high lift roller doors for ease of container ingress/ egress providing secure, undercover loading/unloading year-round. The continuous drive that encircles the complex has two separate gateways reducing the waiting time for trucks entering or leaving the site.

Units are provisioned with power/water and NBN connections and feature a reception area, unisex ambulant toilet, most with a shower, a kitchenette and an air-conditioned upstairs office, double glazed windows are fitted for improved energy ratings while skylights in the ceiling reduce the need for daytime lights in the main work/storage area.

Available unit sizes are:

Total space 185 consisting of 149 floor space and 36 sqm office space with AC

Total space 328 consisting of 278 floor space and 50 sqm office space with AC

Total space 361 consisting of 296 floor space and 65 sqm office space with AC

1. Sizes in square metres (approximately.) Rent: \$150/m2/month, minimum twelve month lease.

2. Units may be enlarged by removing a specially designed wall panel.

3. All have multiple designated car parking spaces.

Units are easily accessible from Princes Hwy which interconnects with the Monash Freeway, South Gippsland Hwy and Dandenong by-pass. Nearby food and fuel service centres further enhance this location.

For a detailed discussion on leasing one of these units for your business please contact Theresa on 0450 551 959.

Open for Inspection

By Appointment.

Listed By

Theresa Huynh

