

**59D Glenvale Cres, Mulgrave, VIC 3170**

**\$35,640pa Inc GST**

Warehouse



## FACTORY FOR LEASE IN MULGRAVE - PRIME LOCATION & FEATURES!

Looking for a versatile factory space in Mulgrave? This property is a standout choice with exceptional features to support your business needs:

- Total Building Area: 244 sqm\*
- Includes: A small, functional office space
- Parking: On-site parking for convenience
- Availability: Ready to move in Mid February, 2025
- Opportunity to Purchase: Can be negotiated

### Location Benefits:

Nestled just off Springvale Road at the end of a secure court, this property offers unparalleled accessibility:

- Close to M1, Princes Hwy, Eastlink, and other major arterials

### Lease Details:

- Annual Rent: \$35,640 PA Inc GST + Outgoings

Don't miss this opportunity to secure a premium industrial space in a prime location!

For more information or to arrange a viewing, contact us today:

Michelle Newson - 0472 638 914

**Open for Inspection**

By Appointment.

### Listed By

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