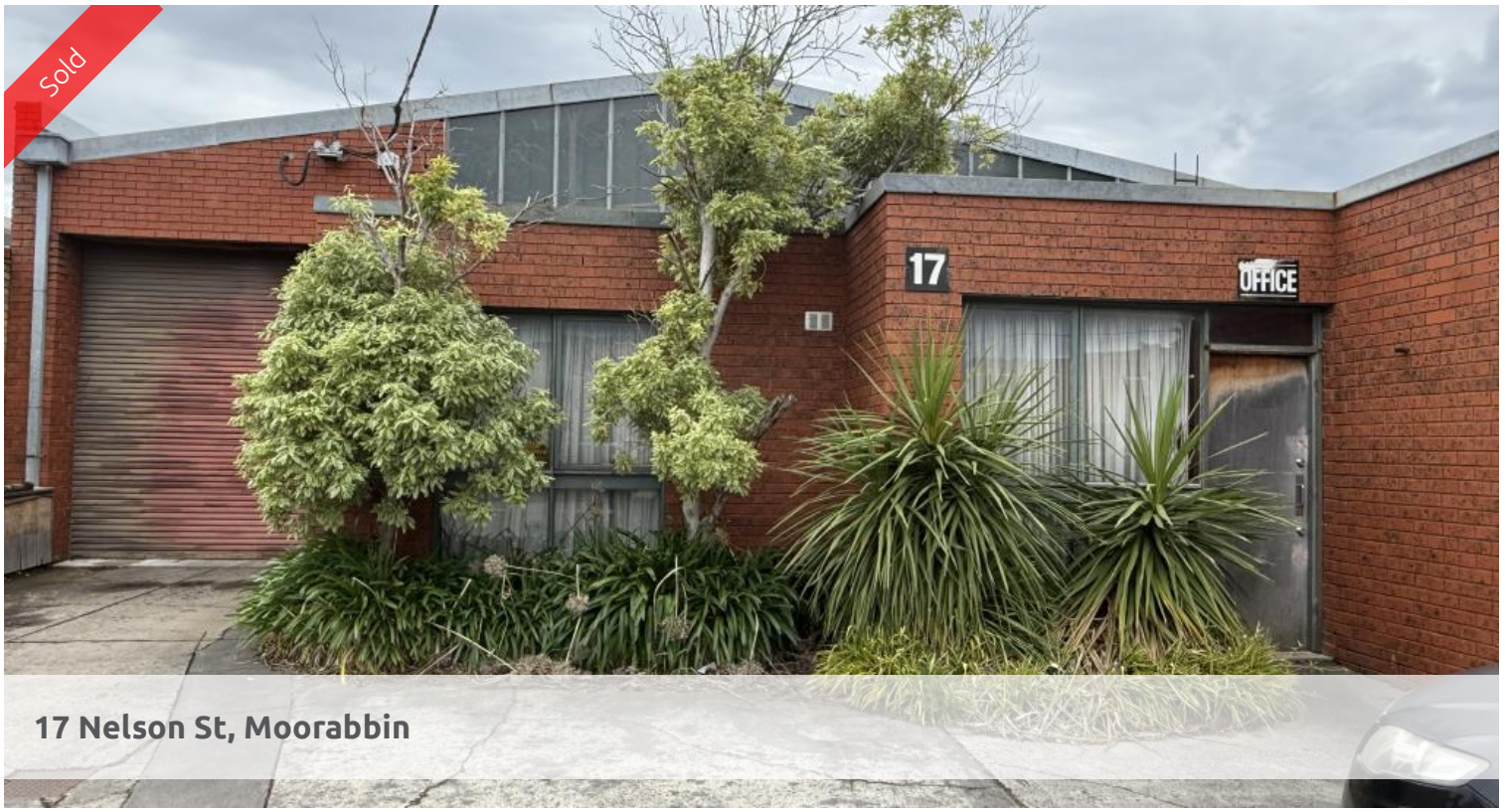








WAREHOUSE / FACTORY FOR SALE – PRIME MOORABBIN INDUSTRIAL LOCATION

3 671m2

Price	SOLD
Property Type	Commercial
Property ID	1045
Land Area	671 m2
Office Area	51 m2
Warehouse Area	355 m2

Positioned in the heart of the **central Moorabbin industrial precinct**, this solid old-style warehouse/factory offers outstanding potential for both owner-occupiers and investors. With classic industrial character and strong structural fundamentals, this property is ready for immediate occupation.

Key Features:

- Robust construction with **solid bones**
- **Front office area**
- **Separate kitchenette**
- **Male and female toilet facilities**
- **Small rear yard** accessed via rear roller door
- **3-phase power**
- **Heavy-duty concrete slab** capable of supporting high loads
- Excellent central location with great access
- **Available now**

An appealing option for those wanting to move straight in—or, if preferred, the **current tenant is willing to sign a new lease at market rates**, providing a strong investment opportunity with reliable income from day

Agent Details

Matthew Kenny - 03 9532 0314
Matt Stedman - 0405 129 100

Office Details

Cheltenham
15/148 Chesterville Road
Cheltenham VIC 3192 Australia
1300 653 004

ALL commercial REAL ESTATE