



Unit 5, 350 Lower Dandenong Road, Mordialloc



## FULLY REFURBISHED INDUSTRIAL OPPORTUNITY – OCCUPY OR INVEST

Positioned in a tightly held Industrial 1 Zone, this immaculately presented **101sqm factory** offers a rare opportunity to secure a versatile space in a highly accessible, main road location.

Recently refurbished and ready for immediate use, the property is perfectly suited to owner-occupiers, investors, or those seeking the ultimate **mancave, storage solution, or small-scale manufacturing base.**

### Key Features:

- **Fully refurbished throughout**
- \*101sqm building area
- Industrial 1 Zoning (IN1Z)
- Solid **double brick** construction
- **2 on-site car parks**
- Excellent internal height with **saw-tooth roof** – suitable for hoists
- **3 phase power** – ideal for machinery & trade use
- Internal **plumbing** & provisions for expansion
- **Alarm system + Camera system + NBN** connected
- **Electric roller door**
- Added **Internal security gate**
- Secure estate with **External** after hours **security gate**
- External bathroom facilities



### Price

Contact Agent for Price guide

### Property Type

Commercial

**Property ID** 1085

**Warehouse Area** 101 m2

### Agent Details

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### Office Details

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