



5 Stubb Street SOMERTON, VIC

AS NEW 180M2 OFFICE WAREHOUSE-INVEST OR OCCUPY

Price: \$299,000

- Superbly located on the Campbellfield/Somerton border with easy access to Cooper Street, Hume Highway, Somerton Road, the Ring Roads, the Coles Myer \$100m Warehouse/Distribution Centre and the Melbourne Wholesale Fruit and Vegetable Markets.
- Features office with heating and cooling, CCTV and alarm system.
- High clearance electric roller shutter door container access.
- Modern concrete tilt panel construction.
- Securely fenced on site parking.
- Tax depreciation benefits.
- Zoned industrial 1.

A great property to occupy or add to your industrial investment portfolio.

Office area: 30m2 approx
Warehouse area: 150m2 approx
Total area: 180m2 approx

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LOVE & CO

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