

34 Mercedes Drive THOMASTOWN, VIC

## QUALITY FACTORY FACING THE WESTERN RING ROAD

Price: 630000

Magnificent high clearance factory/warehouse superbly positioned in the sought after Northgate industrial estate.

Features a reception area, showroom, first floor offices, lunchroom, shower, alarm system, 3 phase power, electric roller shutter door and ample on-site parking.

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

Zoned Industrial 1

Ground floor building area: 548m2 approx

First floor building area:

122m2 approx

Total building area:

670m2 approx

LOVE & CO

**Love Commercial**

commercial@lovere.com.au