

40 Fleet Street SOMERTON, VIC

## INVEST OR OCCUPY

High clearance factory/warehouse of 574m2 (approx) superbly positioned with easy access to Cooper Street, The Ring Road and the Hume Highway.

\*Features roller shutter door container access, alarm system, 3 phase power, shower, reverse cycle airconditioning to office areas and 12 on-site car spaces.

\*Zoned Industrial 1

Factory/warehouse area 480m2

Ground floor office area 36m2

First floor office area 58m2

Total building area 574m2

**Price:** 499,000

Contact John Kalpakis on 0412 500 250

LOVE & CO

**Love Commercial**

[commercial@lovere.com.au](mailto:commercial@lovere.com.au)