

## 12 Tuscan Court Thomastown, VIC

### WAREHOUSE with HARDSTAND

Excellent, 756 sqm warehouse, situated on a substantial 1737 m2 allotment, in a much sought-after location.

Superbly positioned close to Edgars Road and within easy travel time to Mahoneys Road, Sydney Road and the Melbourne Ring Road.

This securely fenced and gated clear span property has impressive 7m internal height and is provided with 2 container height roller doors, with a smaller 3.4 meter roller door providing access to the rear hardstand area. Substantial 200 amp of 3 phase power is provided. Offices are over 2 levels with very good amenities in place and ample car parking available.,

#### KEY FEATURES:

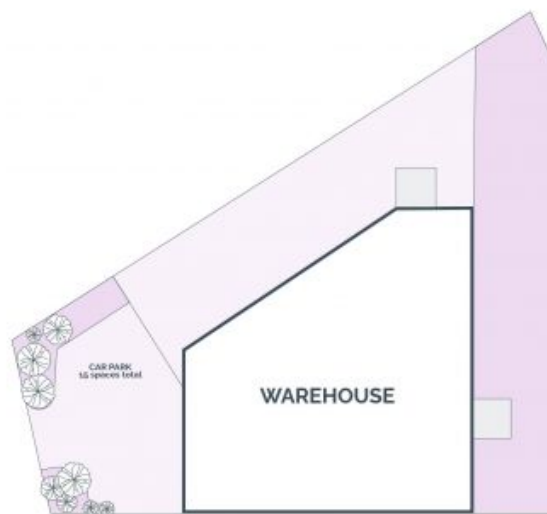
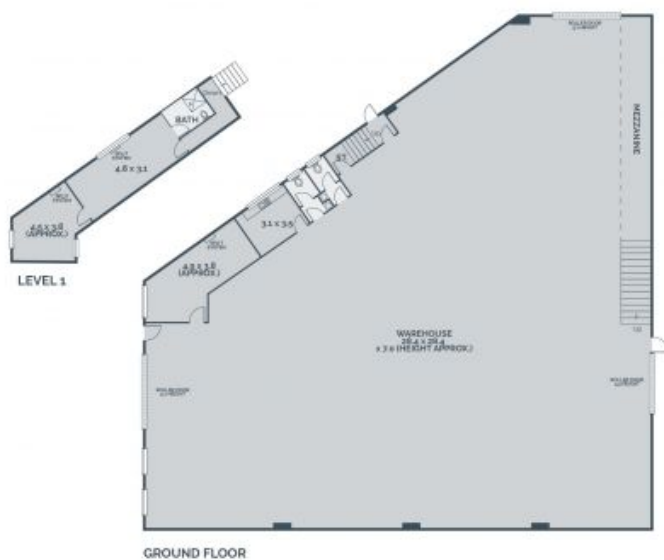
- \*756 m2 approx. warehouse with 6.6-meter clearance.
- \*1737 sqm Allotment
- \* Zoned Industrial 1.
- \* 2 large vehicle Roller Doors, 1 smaller access roller door.
- \* Securely gated 10 car spaces



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