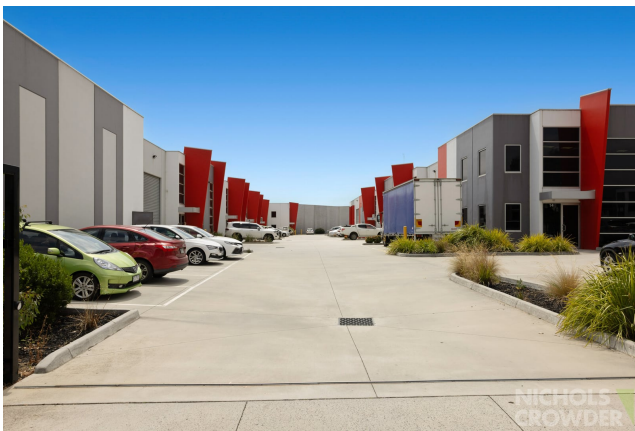


2/9-11 Yazaki Way, Carrum Downs



For Lease

Modern Office/Warehouse in Prime Carrum Downs Location

Nichols Crowder are delighted to bring to market for lease 2/9–11 Yazaki Way, Carrum Downs.

Ideally positioned on Yazaki Way just off Colemans Road, the property is only 250m* from the estate's popular cafe, "Shanika's Restaurant", and offers excellent connectivity to major arterials.

Constructed by Tambry Developments in 2016, the property presents in as-new condition and is well suited to a variety of industrial users.

Key Features Include:

- * Total building area: 208sqm*
- * Includes 22sqm* ground floor air-conditioned office
- * Warehouse clearance up to 6.8m*
- * Motorised roller door (5.5m* high)

- * 3 Phase power
- * Three (3) on-site car parks
- * Secure complex with full perimeter fencing and motorised gates
- * Outgoings approx. \$7,500 p.a.*
- * Available now

For further information or to arrange an inspection, please contact the listing agent.

PLEASE NOTE:

* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

3P6327

Price

\$25,000 p.a. + GST +Outgoings

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.