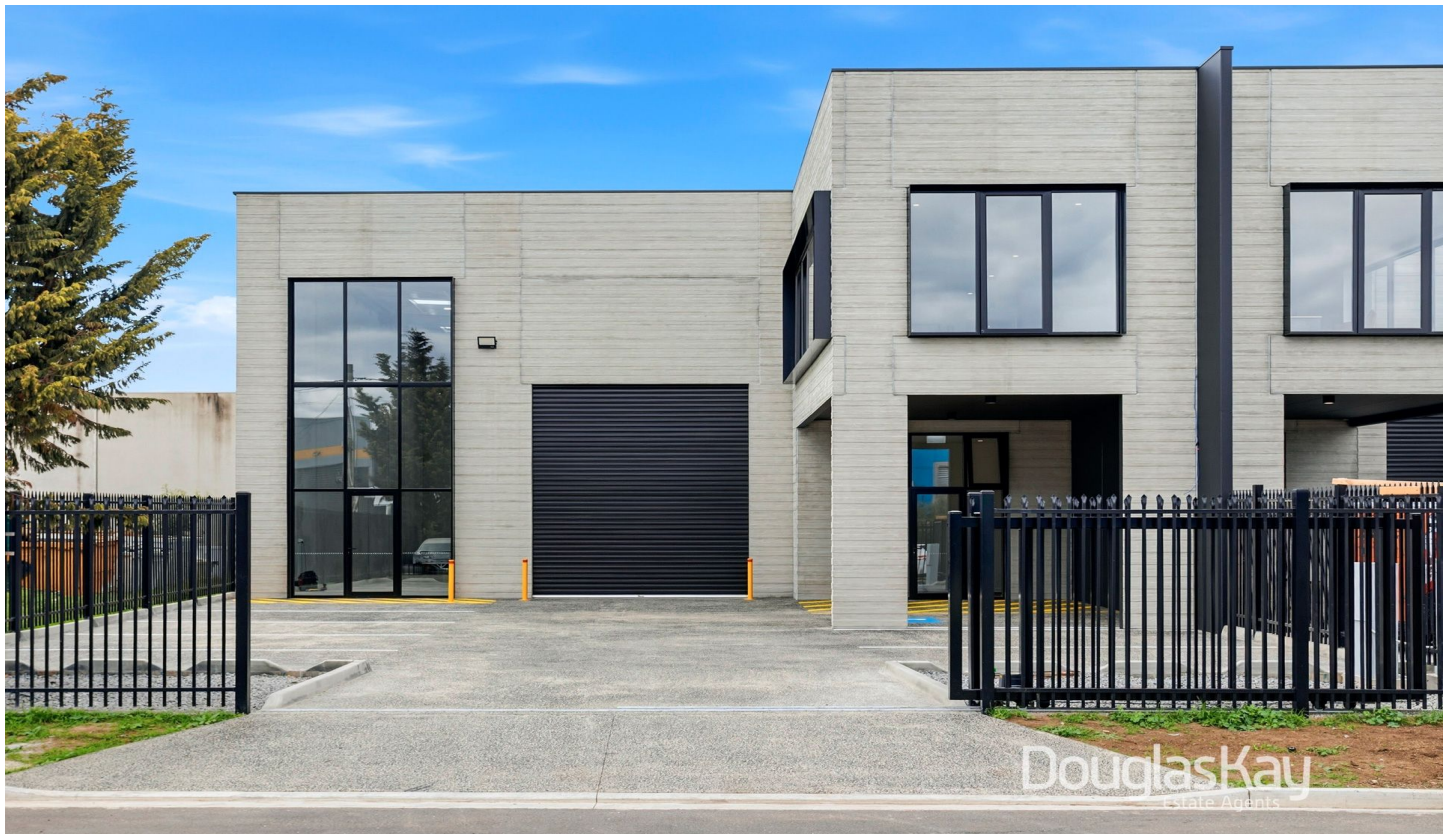




54 Spalding Avenue Sunshine North VIC

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DOUGLAS KAY is proud to present this elite hybrid warehouse with dual offices which will make for an sensational investment or premium place of trade where office staff and warehouse shine under one soaring construction.

A location of prime convenience right off the Western Ring Road with direct access to Melbourne Airport, Princes Fwy, City Ports via superb arterial only 11km approx to the Melbourne CBD.

The unique allotment provides easy entrances with wide aprons and 8 car parks. Aside from the striking street profile the property is equipped with aggregate concrete, alarm system, 3 phase power, solar panels, EV charging

[For full version visit the website](https://www.douglaskay.com.au)

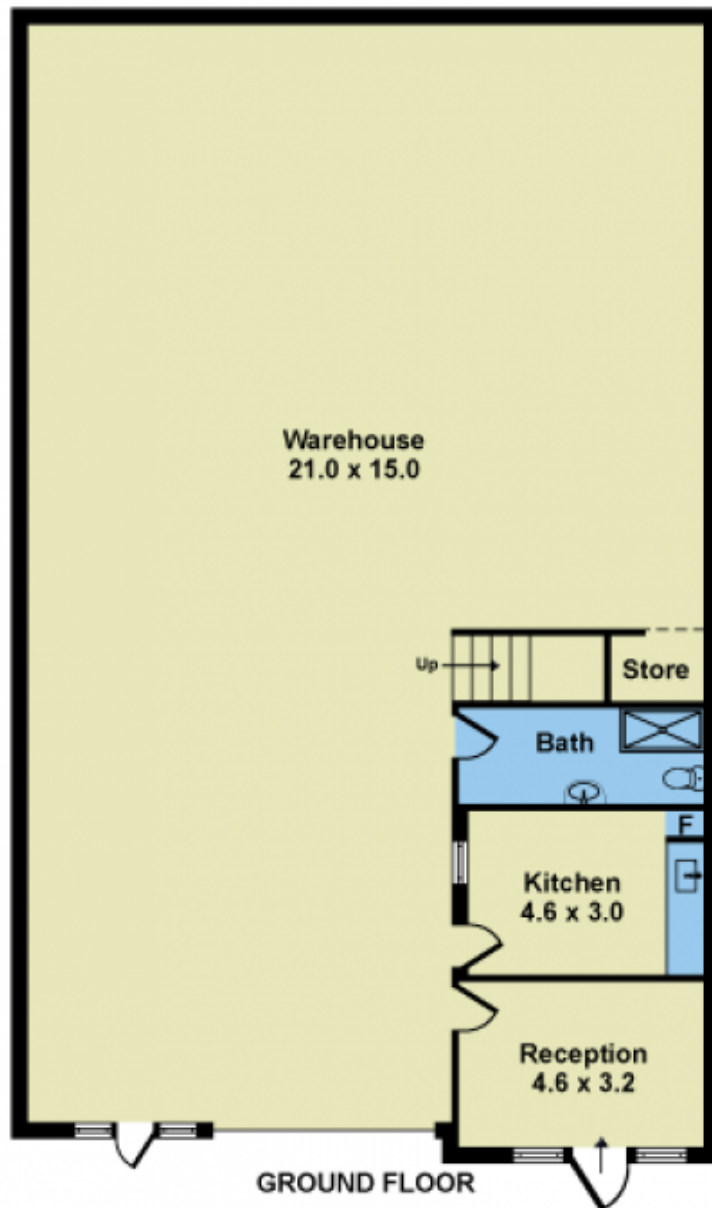
Type : Industrial
Price : AUCTION_\$1,690,000 + Buyers
Building Size : 450 sqm
Land Size : 581 sqm
View : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/commercial/industrial/8698429>



Peter Kay
03 9312 7888



Nick Christopoulos
03 9312 7888



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.