



## 36-39 Industrial Place, Breakwater GEELONG VIC

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- \* Industrial freehold with strong lease until 2017 with options
- \* Air conditioned offices/showrooms with amenities over 2 levels
- \* Current lease returning approx \$91,440pa plus GST and outgoings
- \* 11 car spaces on-site
- \* Land area of 1580m2 approx
- \* Floor area of 850m2 approx
- \* Two roller doors (4.8m x 4.8)
- \* 3 phase power
- \* Zoned Industrial 1

<b>Type</b>	: Industrial
<b>Building Size</b>	: 850 sqm
<b>Land Size</b>	: 1580 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/sale/vic/geelong-district/geelong/commercial/industrial/7454454">https://www.maxwellcollins.com.au/sale/vic/geelong-district/geelong/commercial/industrial/7454454</a>