



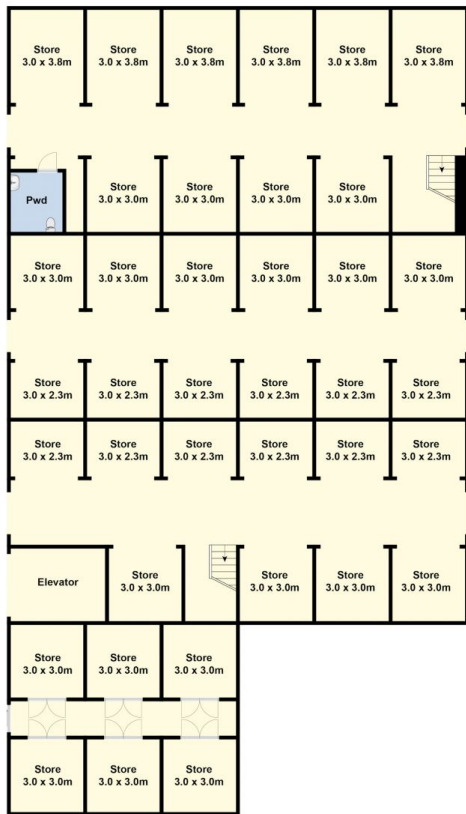
## 93 Tanner Street Breakwater VIC

- \* Approx. 3,738m<sup>2</sup> of flat, level land 5km from the Geelong CBD
- \* Approx. 450m<sup>2</sup> neat, two level warehouse currently used as self storage units
- \* Drive around access with entry and exit gates
- \* Generous income with existing use or a savvy investor may expand, or demolish and construct for another use
- \* industrial 1 zone

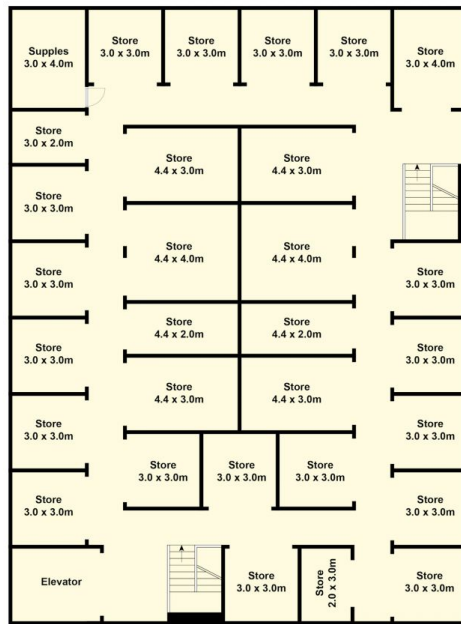
<b>Type</b>	: Industrial
<b>Price</b>	: Contact Agent
<b>Building Size</b>	: 450 sqm
<b>Land Size</b>	: 3738 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/sale/vic/geelong-district/breakwater/commercial/industrial/8163377">https://www.maxwellcollins.com.au/sale/vic/geelong-district/breakwater/commercial/industrial/8163377</a>



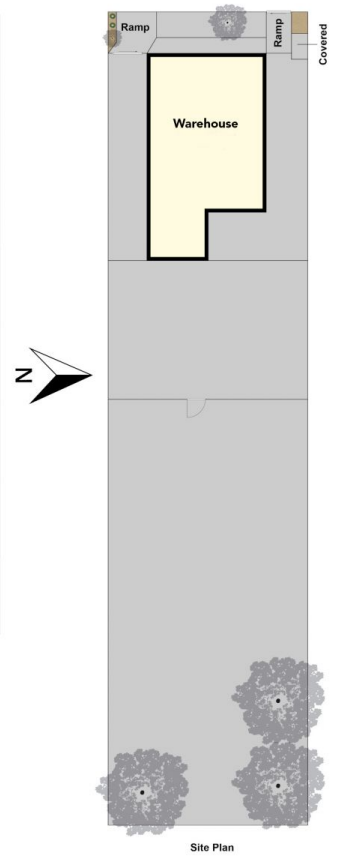
**Paul Whyte**  
03 5222 4711



Ground Level



Level One



Site Plan