

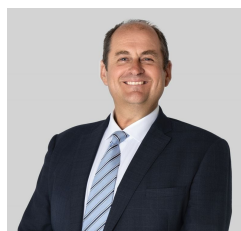


## 86 Murradoc Road Drysdale VIC

- ? Building area 250sqm\*
- ? Stand alone building on 640sqm\* site area
- ? Multiple roller doors & access points
- ? High quality security fencing with remote access + keypad entry
- ? Remote access for front RSD
- ? Side & rear yard/storage/parking areas
- ? Carpeted office + kitchenette + amenities + shower
- ? Quality building of brick & iron cladding construction, 4 years old
- ? Easily accessible to Central Geelong, 25mins\*
- ? Strong growth corridor, plenty of Commercial, Retail & Industrial occupiers increasingly expanding into this location
- ? Zoning - Commercial 2

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

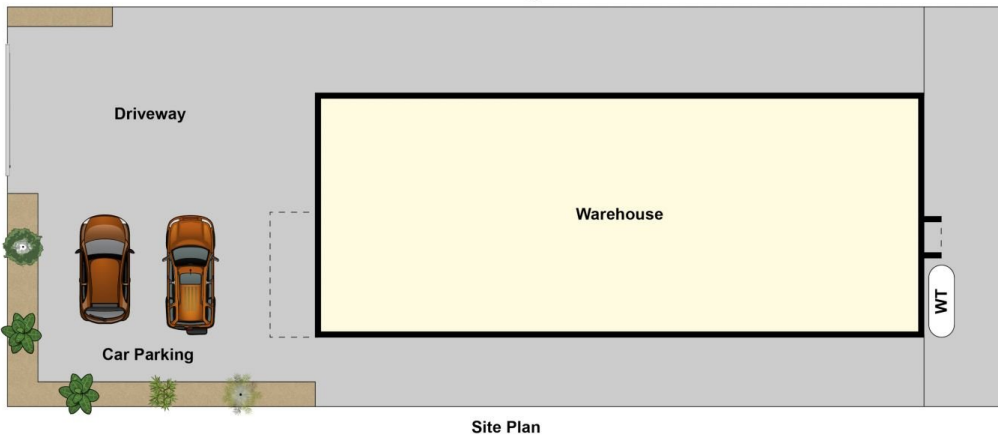
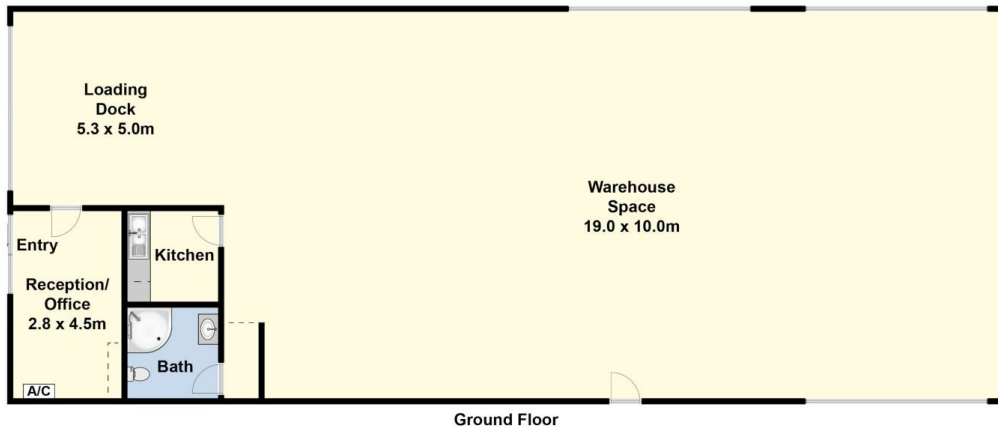
<b>Type</b>	: Industrial
<b>Price</b>	: \$39,000pa + GST & O/Gs
<b>Building Size</b>	: 250 sqm
<b>Land Size</b>	: 640 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/lease/vic/geelong-district/drysdale/commercial/industrial/8359457">https://www.maxwellcollins.com.au/lease/vic/geelong-district/drysdale/commercial/industrial/8359457</a>



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Approx Total Building Area: 260m<sup>2</sup>