

# For Lease

AREA m<sup>2</sup>: 3,342 RENT PA: \$295,000

**LAWSON**  
REAL ESTATE




## 7 SOUTHFORK DRIVE, KILSYTH SOUTH 3137

*Flexibility!*

### DESCRIPTION:

Prime Industrial site with great truck access  
Metres from Canterbury Road and close proximity to Maroondah Highway  
Ground floor office and clearspan warehouse  
Ducted heated and cooling to the office and amenities  
Large kitchenette with courtyard

- 3 Roller Shutter Doors
- 6 above grade loading docks
- 7.65 m roof height to the centre

|  |   |
|--|---|
| Premises:  |   |
| Office Area m <sup>2</sup> :   | 152   |
| Warehouse Area m <sup>2</sup> :  | 3,190   |
| Total Area m <sup>2</sup> :  | 3,342   |
| Rent:  | \$295,000   |
| Estimated Outgoings:   | N/A   |
| GST:   | All prices are exclusive of GST                                       |
| Car Spaces:  | 36  |
| Council:   | Maroondah City  |
| Zoning:  | IN1Z Industrial 1 zone  |
| Contact:   |   |
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