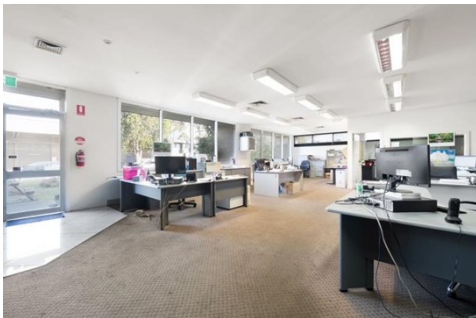


# For Lease

AREA m<sup>2</sup>: 1,913 RENT PA: \$210,000

**LAWSON**  
REAL ESTATE




## 9 LIONEL ROAD, MOUNT WAVERLEY 3149

*Hard to find; location, versatility & yard*

### DESCRIPTION:

High clearance factory/warehouse & yard  
Large power supply  
Concrete yard / parking area  
Office area: 213 sq.m  
Warehouse area: 1,700 sq.m  
10 mtr internal clearance

- Great location near Monash Fwy
- Secure yard area

Premises:	
Office Area m <sup>2</sup> :	213
Warehouse Area m <sup>2</sup> :	1,700
Total Area m <sup>2</sup> :	1,913
Rent:	\$210,000
Estimated Outgoings:	\$20,000
GST:	All prices are exclusive of GST
Car Spaces:	26
Council:	Monash City Council
Zoning:	SUZ6 Special Use Zone-Schedule 6
Contact:	
	<b>Steven Lawson</b> 0418 536 003 steven@lawsonrealestate.com.au

[www.lawsonrealestate.com.au](http://www.lawsonrealestate.com.au)

P 03 9562 7633 | A 1/1 Hardner Road, MOUNT WAVERLEY, VIC 3149

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