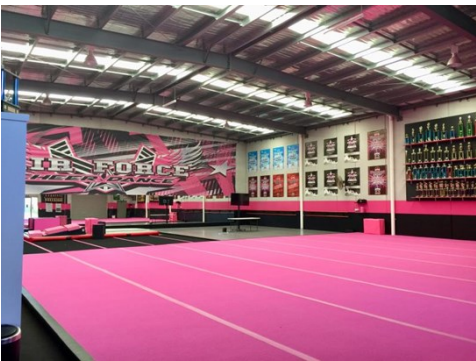
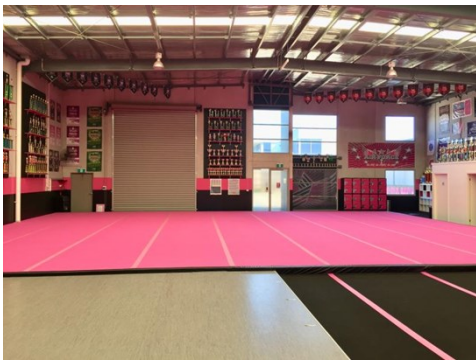


# For Lease

AREA m<sup>2</sup>: 492 RENT PA: \$45,000

**LAWSON**  
REAL ESTATE



## 6 KERR COURT, ROWVILLE 3178


### VERSATILITY

#### DESCRIPTION:

As new condition  
High clean warehouse  
Excellent access  
Fenced yard  
Quality estate

Note: Unit 2 is also available of 365 sq.m

- CLEAN AND READY TO GO
- EXISTING FITOUT WILL BE REMOVED

|                                 |  |
|---------------------------------|--|
| Premises:                       | Unit 1   |
| Office Area m <sup>2</sup> :    | N/A  |
| Warehouse Area m <sup>2</sup> : | 492  |
| Total Area m <sup>2</sup> :     | 492  |
| Rent:                           | \$45,000   |
| Estimated Outgoings:            | \$8,500  |
| GST:                            | All prices are exclusive of GST  |
| Car Spaces:                     | 7  |
| Council:                        | Knox City  |
| Zoning:                         | IN1Z Industrial 1 zone   |
| Contact:                        | <br><b>Steven Lawson</b><br>0418 536 003<br>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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