



## Grovedale, VIC

4/34 Essington Street

A brilliant alternative to leasing, this private and secure tilt slab warehouse offers a 193sqm footprint, with the addition of a 1st floor office. The property represents an opportunity for the owner who is looking for a combination of warehouse and office space; the flexibility of multiple tenants; secure storage; and is ideal to run almost any style of business from. Set in a private business park, with automatic gate entry, there is a large onsite common carpark, and the building is set just off Essington Street which is highly accessible from the Surf Coast Highway. This is a sound entry level opportunity, in a central location, and offers excellent versatility for the owner operator or investor.

**GARTLAND**  
PROPERTY

**\$495,000 - \$540,000**

**Contact:** Nathan Ashton  
0418 566 708

**Type:** Industrial

**<https://www.gartland.com.au>**