



## 221 Boundary Road MORDIALLOC VIC

Fantastically located on Boundary Rd is this Showroom Office & Warehouse with a total area of 2,120 sqm split:

- \* Showroom (320 sqm) & service area (200 sqm)
- \* 1st floor offices & balcony (400 sqm)
- \* Warehouse (1,200 sqm) heights of 6-9 metres
- \* 5 roller doors
- \* FOR SALE or LEASE
- \* Will go quickly - call now for inspection

Huge rear yard of 1,300 sqm for Carparking or Container storage.

Contact : James Taylor 0418 538 039 or Chris McKenzie 0418 321 065

**Price** : \$2,150,000 / \$148,500  
**Building Size** : 2120 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/bayside/mordialloc/commercial/industrial/5860974>