



Modern office warehouse in great location close to Monash Freeway, Princes Hwy and Ferntree Gully Road features:

- \* Air conditioned and partitioned offices
- \* Container access
- \* Car parking on site
- \* Leased to Pernod Ricard Pacific Pty Ltd (see [www.pernod-ricard-pacific.com](http://www.pernod-ricard-pacific.com) for more information)
- \* Lease term of 4 years and 3 months from 1st January 2008 with a 5 year option.
- \* Current return is \$117,000 per annum net

**Price** : POA  
**Building Size** : 1075 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/oakleigh/commercial/industrial/5861170>



**Gavin Dumas**  
**(03) 95678888**