



# CRABTREES

REAL ESTATE



For more investment properties contact Crabtrees Real Estate on 9567 8888.

Located in the prestigious NEXUS Business Park on Dunlop Road, close to Springvale Road and Monash Freeway is this top quality Office Warehouse with secure tenant.

#### Lease Details:

- > 5 year Lease commenced 2nd July 2007
- > 1 further term of 5 years
- > Current rental of \$58,492.73
- > Annual 4% increases
- > Good security
- > Leased to Flowserve Australia Pty Ltd

#### Building Features:

**Price** : POA  
**Building Size** : 390 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/mulgrave/commercial/industrial/5861293>



**Luke Pitcher**  
**(03) 95678888**

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.