



## 47-51 Westpool Drive HALLAM VIC

39

Crabtrees Real Estate are pleased to offer this corporate office warehouse that has 10 Tonne and 16 Tonne cranes.

### Property Features:

- + 10 Tonne crane & 16 Tonne crane with 6.2m hook height
- + Architecturally designed two level office of 601sqm comprising fitted boardroom, open plan and private office spaces
- + Warehouse office and amenities of 392sqm
- + High clearance warehousing of 2524sqm with height from 7.5m - 8.5m
- + 5 x container height roller doors
- + Covered workshop area with mezzanine
- + Provision for wash bay with triple interceptor
- + 400 amps with 3 phase power outlets throughout
- + Alarmed and swipe card access throughout
- + Excellent staff amenity and ample onsite parking

**Price** : Price On Application  
**Building Size** : 3517 sqm  
**Land Size** : 6656 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/south-east/hallam/commercial/industrial/5863244>

<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.