



## 1/10 Colchester Road ROSEBUD VIC

FANTASTIC OFFICE/ FACTORY WITH 5 TONNE JDN CRANE

FULLY REFURBISHED OFFICE SPACE:

- \* Air-conditioned/ partitioned office of 187sqm approx
- \* Open plan warehouse of 760sqm approx
- \* 5 tonne JDN monocrane with 3.8 metre hook height
- \* 2 x RSD access to warehouse
- \* Ample power supply
- \* Located super close to Freeway access
- \* Ample on site parking/ secure gates.

Call Andrew Smith 0418 358 700 or Stewart Gagliardi 0439 315 958 for further details.

**Price** : \$700,000 / \$58,000  
**Building Size** : 947 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/mornington-peninsula/rosebud/commercial/industrial/5863450>



**Grant Tishler**  
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