



**17/140 Fairbank Road Clayton South VIC**

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Crabtrees Real Estate are excited to offer to the market this pocket sized investment opportunity for Sale via Deadline Private Sale closing Wednesday 19th October at 4pm.

This near new facility is located on Fairbank Road with excellent access to Clayton Road, Westall Road and Centre Road providing almost immediate access to Clayton Shopping Strip and Clayton Railway Station.

**Tenancy Features:**

- + Leased to Ore Australia Pty Ltd (wholesale tile distributor)
- + 3 year lease + 3 year option
- + Returning \$22,984 per annum (net)
- + Annual 3% increases
- + 3 months security

**Price** : CONTACT AGENT  
**Building Size** : 130 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/clayton-south/commercial/industrial/7173023>



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<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.