



## 1/158-168 Browns Road Noble Park VIC

24 

Crabtrees Real Estate are delighted to offer Unit 1/158-168 Browns Road, Noble Park for Sale via Public Auction on Friday 3rd March at 11am on-site.

This prime opportunity is perfect for investors or owner occupiers looking to acquire a facility within the tightly held industrial pocket and provides a well maintained office & warehouse premises with a total floor area of approximately 1,554 sqm.

### Features Include:

- + 1,554sqm total building area
- + Includes 178sqm of airconditioned office
- + Lease expiring July 2023 returning \$155,400 per annum plus GST and Outgoings
- + Good internal clearance of approximately 7 metres\*

**Price** : CONTACT AGENT  
**Building Size** : 1554 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/noble-park/commercial/industrial/7357837>



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