



## 32-40 Tarnard Drive Braeside VIC

Crabtrees Real Estate are excited to offer 32-40 Tarnard Drive, Braeside for Sale via Expressions of Interest closing Wednesday 5th April at 4pm.

The property is extremely well located just off Boundary Road near the corner of Lower Dandenong Road and a stones throw from the Mordialloc Bypass.

This outstanding warehouse of approximately 5,000 sqm boasts an exceptional internal height of up to 13.8 metres allowing for exceptional cubic capacity and is accessed via 5 tilt up container access doors (4 at the front and 1 on the side) including one with a loading dock and dock leveller.

It is located on a site of 8,205 sqm which has additional land on the eastern side that could be further improved to be used as car parking/storage yard.

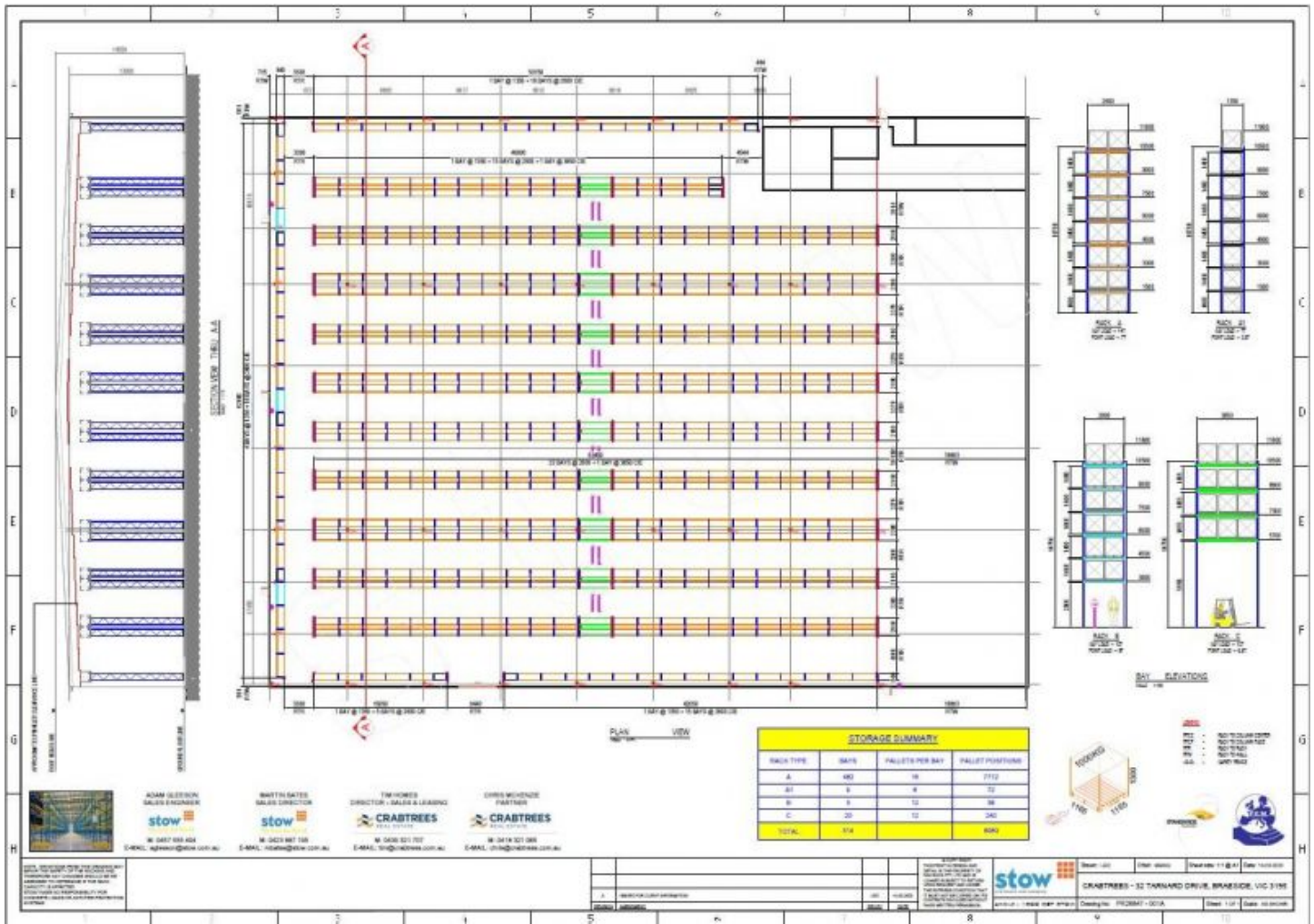
**Price** : CONTACT AGENT  
**Building Size** : 5000 sqm  
**Land Size** : 8205 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/7451695>



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STORAGE SUMMARY			
RACK TYPE	BAYS	PALLETS PER BAY	PALLET POSITIONS
A	40	16	2712
B	9	8	72
C	9	12	96
D	20	12	240
<b>TOTAL</b>	<b>78</b>		<b>3024</b>



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NO.	REVISION/DESCRIPTION	DATE	BY
1	ISSUED FOR TENDER	20/01/2024	ADAM GLEESON
2	REVISED	20/01/2024	ADAM GLEESON




CRABTREES - 32 TAMMARD DRIVE, BRANESIDE, VIC 3195  
 CRABTREES - 1000 WILSON ROAD, WILSON, VIC 3207  
 CRABTREES - 1000 WILSON ROAD, WILSON, VIC 3207  
 CRABTREES - 1000 WILSON ROAD, WILSON, VIC 3207

Drawing No: PFORM-001A | Sheet 1 of 1 | Date: 20/01/2024