



## 21-23 Nellbern Road Moorabbin VIC

Crabtrees Real Estate are pleased to offer 21-23 Nellbern Road, Moorabbin for Lease.

Set in the heart of Moorabbin's industrial precinct, this clear span warehouse provides excellent internal height and space, with dual electric roller door access plus additional fenced hardstand area.

Located moments from major arterials including Warrigal Road, South Road and the Dingley Bypass.

### Key Features:

- + Total building area 1,800sqm\*
- + Includes air conditioned office 75sqm\*
- + Internal warehouse height up to 6.2m
- + Dual electric roller door access

**Price** : \$175,000 pa  
**Building Size** : 1800 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/bayside/moorabbin/commercial/industrial/7700113>



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