



## 21 Hamersley Drive Clyde North VIC

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Nichols Crowder and Crabtrees Real Estate are delighted to bring to market for lease 21 Hamersley Drive, Clyde North. Constructed by the award-winning Elite Property Group, this exceptional high-quality office/warehouses will impress!

**Price** : \$142,000 + GST + OUTGOINGS  
**Building Size** : 859 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/south-east/clyde-north/commercial/industrial/7990732>

Key features include:

- \* Total building area: 859sqm\*
- \* Inclusive of a 170sqm\* double storey office
- \* Ducted heating/cooling throughout the office area
- \* Excelled staff facilities and bathrooms
- \* Clear span warehouse up to 8.5\* internal height
- \* Motorised roller door 5.5m\* high
- \* 3 phase power
- \* Own driveway
- \* Electric security gate



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