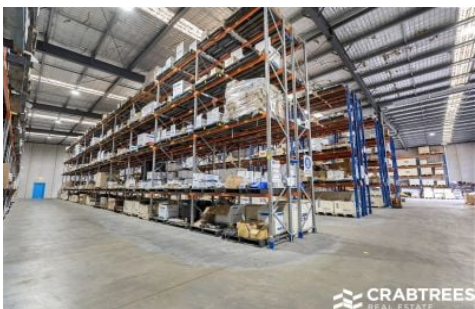




# CRABTREES

REAL ESTATE



### 31-33 Westpool Drive Hallam VIC

Crabtrees Real Estate are pleased to offer for sale via private sale 31-33 Westpool Drive, Hallam.

++ Invest now & occupy at lease expiry in 2027!

Situated on a substantial land holding of 3,933 sqm at the peak of Westpool Drive sits an impressive and hard to find 2,230 sqm warehouse and office facility.

#### Property details:

- + 2,230 sqm\* office/ warehouse
- + 3,933 sqm\* Industrial 1 zoned freehold land
- + 1,928 sqm\* warehouse
- + 302 sqm\* office/ showroom
- + 7.5 - 8.3 metre\* warehouse clearance
- + Two (2) cross overs with great truck access
- + Four (4) container height roller doors

**Price** : CONTACT AGENT  
**Building Size** : 2230 sqm  
**Land Size** : 3933 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/south-east/hallam/commercial/industrial/7994517>



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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.