

## For Lease 14 Roanoak Court, East Bendigo



This new modern tilt slab warehouse consists of approximately 249 m<sup>2</sup> in floor space and includes 80 m<sup>2</sup> in office space. This warehouse includes kitchen and toilet facilities plus 3 on site car parks. Located in the high growth industrial precinct of East Bendigo, this warehouse is only minutes away from the Mclvor and Midland Highways and the CBD.

Features include a clear span design, high bay lighting, 5 metre roller door, 3 phase power, reverse cycle air-condition in the office and Zoned Industrial 3. This property will appeal to those seeking a low maintenance and conveniently located business premises and is suitable for many uses including the tradesperson looking for a depot or for someone needing storage.

- Available immediately
- Various lease term options available
- Rental \$17,000 per annum plus GST and all outgoings

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