

# FOR LEASE

## 14 Sangiorgio Court Osborne Park **Modern Office Warehouse**



Office/ Stores	- 96sqm
Warehouse	- 328sqm
Bunded Warehouse	- 75sqm
Mezzanine	- 99sqm
Hardstand Apron	- 285sqm
<b>Total Leasable Area</b>	<b>- 598 sqm approx ( Inc Mezz )</b>

The warehouse is equipped with mercury vapour lights, some bunded storage in the warehouse and mechanical ventilation.

A truss height of 7 metres - 8 metres at the ridge.  
6 to 6.75 metres in the bunded storage area.

A shower and wash down facility are located in the apron area on the western side on the property.

The office area is equipped with offices, 2 x toilets ,kitchen, shower, alarm system and air conditioning.

There are 10 parking bays at the premises.

Rental : POA

Outgoings Paid by the lessee.

Available : Available Now

Phone the agent to arrange an inspection or additional property details.



**Brett Halvorson**

**0414 753 232**

**9246 5469**

Email: [bhalvorson@iinet.net.au](mailto:bhalvorson@iinet.net.au)