



**20/12-20 James Court Tottenham VIC**

Positioned in a highly sought-after inner west precinct, this versatile warehouse offers outstanding street frontage, excellent visibility, and convenient access to major arterial roads including the Western Ring Road and West Gate Freeway. Ideal for investors or owner-occupiers, particularly suited to tradespeople or small businesses.

**Type** : Industrial  
**Price** : Contact Agent  
**Building Size** : 240 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/tottenham/commercial/industrial/8682454>

**Property Features:**

- \_Total building area: 240m<sup>2</sup> (approx.), including mezzanines
- \_Dual-level office and storage areas
- \_Functional warehouse/workspace layout
- \_Industrial 1 Zoning
- \_On-site parking

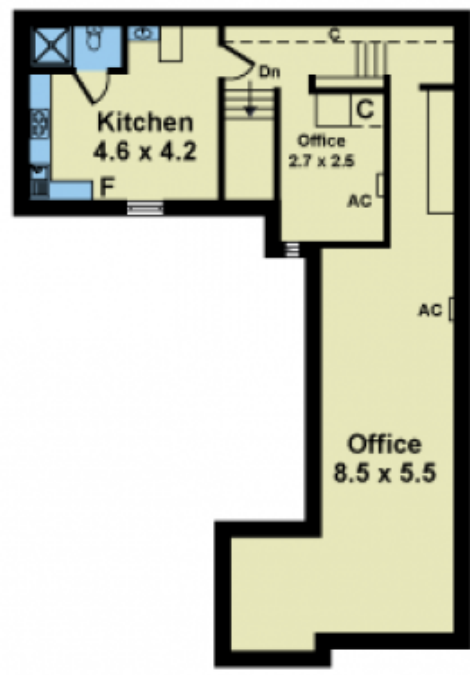
[For full version visit the website](https://www.douglaskay.com.au)



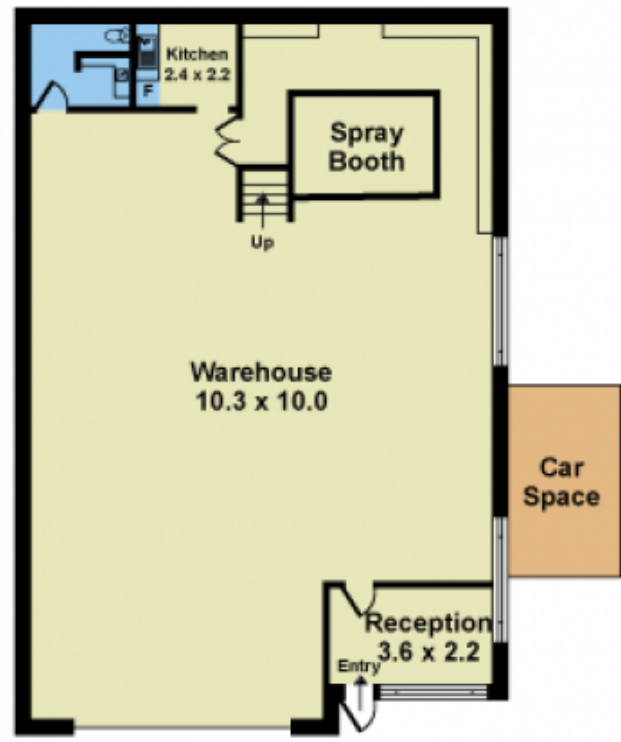
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MEZZANINE



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.