

10 Bignell Road, Moorabbin



For Lease

Room to Scale Up

Positioned in the heart of Moorabbin's tightly held industrial precinct, 10 Bignell Road offers a high-quality warehouse facility with excellent access to the South Eastern arterial network.

The property features a high-clearance, clear-span warehouse with a pitched roof, providing outstanding internal volume and functionality.

This is complemented by a versatile office/showroom component and generous on-site parking, making it ideal for a wide range of

industrial, trade or distribution users.

Well-lit throughout and designed for efficiency, the building delivers excellent storage capacity, modern amenities and secure access.

Key features include:

- * Total building area: 417sqm*
- * Warehouse area: 267sqm*
- * Office/showroom area: 105sqm*
- * Mezzanine area: 45sqm*
- * Additional storage room under mezzanine
- * Clear-span, high-clearance warehouse with a maximum height of 7.4m*
- * High-clearance roller shutter door behind secure fencing
- * Three (3) phase power and LED warehouse lighting
- * Excellent lighting – ideal for high pallet racking
- * Kitchenette
- * Male and Female amenities with shower
- * Five (5) front car parks plus driveway area

For further details or to arrange an inspection please contact:

Cameron Williams 0412 366 565

Finn Atkins 0409 556 990

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

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PROPERTY DETAILS

Property ID

2P4047

Price

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