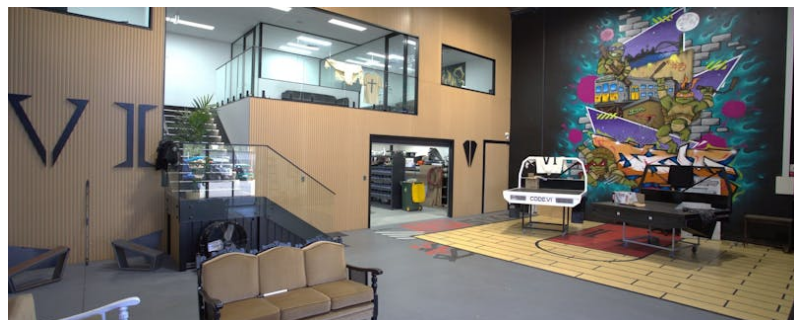




14/5B Curtis Road, MULGRAVE, NSW 2756

Smart Space. Strong Location and Ideal Base for Your Business

This well-positioned industrial property sits within a thriving and established mixed-use precinct, surrounded by a range of commercial and industrial operators. Offering a functional and flexible layout, the property provides 309sqm of ground-floor space, complemented by an additional 120sqm mezzanine, delivering a generous 429sqm total area-ideal for businesses requiring ample storage or operational capacity.

A container-sized roller shutter door allows easy vehicle and goods access, while the 6.8m x 7.2m internal clearance provides excellent suitability for warehousing, racking systems, equipment storage or light industrial use. The building also features solar power, improving energy efficiency and helping reduce operational costs.

Practical staff amenities include a kitchen, toilet, and shower facilities, making it a convenient and highly functional workspace. The property is centrally located and surrounded by major retailers such as McDonald's, ALDI and Officeworks, ensuring excellent accessibility for staff, clients and deliveries.

This is a rare opportunity to secure a versatile, well-located industrial property in one of the region's fastest-growing commercial pockets.

TYPE: For Sale

INTERNET ID: 39P0768

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Contact our team today to arrange your inspection.

Disclaimer:

Elders Real Estate Box Hill including its directors, employees, and related entities believe the information provided is accurate and reliable; however, no warranties or guarantees are given, intended, or implied.

- Commercial Type:
- Building Area: 429.00 square metres



