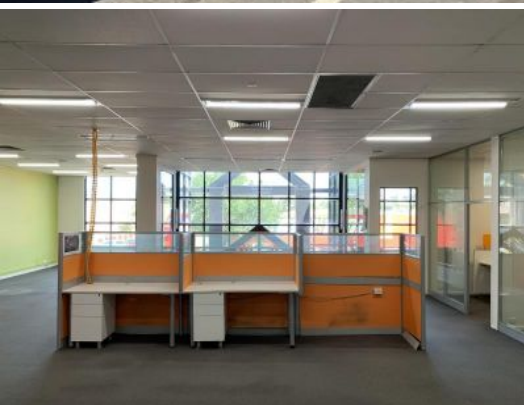




**LEMONBAXTER**  
**FOR LEASE**  
**OFFICE/WAREHOUSE**  
**784 sqm\***

- Two level office
- Exposed steel
- High clearance warehouse
- Single roller door
- 8 car spaces

Chris Chartres Ben Hackworthy  
 0439 399 220 0431 684 917  
 9699 7500



196 Normanby Road SOUTH MELBOURNE, VIC

## HIGH EXPOSURE / FULLY FITTED OFFICE WAREHOUSE

This property backs on to South Wharf and provides a 2 level office/ showroom with a high clearance, clear-span warehouse at the rear, accessed from Munro St.. The first floor of the office office is open plan with perimeter offices and a break-out area. The ground floor office has a boardroom showroom and full kitchen. The warehouse has a single container height roller door accessed from the rear.

- ? Total building area: 784sqm\*
- ? Heating & cooling
- ? Modern amenities including shower facilities
- ? Open plan office space with separate meeting rooms
- ? Container height roller door access
- ? Three phase power
- ? Warehouse clearance of 7.5m

**Type** : Industrial  
**Building Size** : 784 m2  
**Zoning** : Capital City Zone



**Ben Hackworthy**

0431 684 917

**Chris Chartres**

0439 399 220