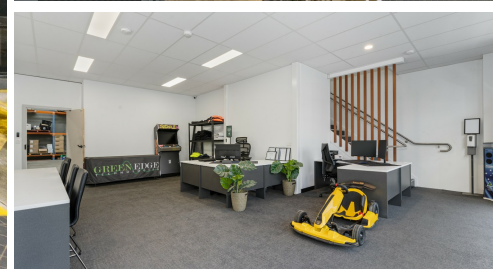


8/337 SETTLEMENT ROAD THOMASTOWN



# FOR SALE

## RARE OPPORTUNITY WITHIN MINT BUSINESS PARK

Take advantage of this rare opportunity to secure a modern warehouse/factory with showroom and large mezzanine office with the Mint Place Business Park – You will be proud to have a premium address.  
Become part of this modern architecturally designed business park along with 26 other business professionals.

This impressive property (Industrial Zoned 1) provides the very best of amenities including dual gated access roads, spacious mezzanine office space a 7.6 high roller door access, loading bay, 2 kitchenettes, 4 parking spaces and landscaped gardens through out the estate.

- 496 m2 - Approx
- 7.6 Roller door access
- 101 m2 mezzanine office space - own kitchen and toilets
- An abundance of natural light
- Boardroom
- Shower room
- 2 kitchenettes
- 4 Allocated parking spaces
- Showroom/office

Close proximity to M80 Ring road, Direct access to Bunnings,  
18 km to CBD

Contact Wayne on 0424 370 940 today to inspect.

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Wayne Hutchinson

### OPEN FOR INSPECTION:

N/A

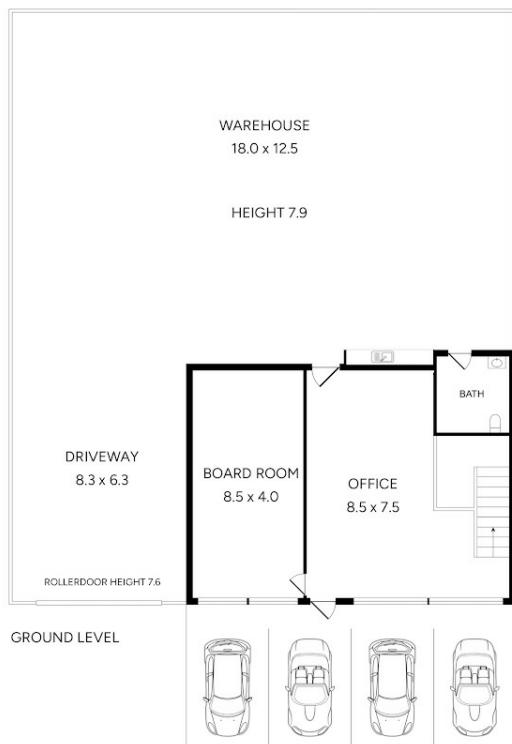


**Wayne Hutchinson**

**0424370940**

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[waynehutchinson.com.au](http://waynehutchinson.com.au)



Disclaimer: Floor plan is represented as guide only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.