



FOR LEASE

MODERN 140SQM WAREHOUSE WITH SECURE PARKING IN CRANBOURNE

Brand New & Ready to Occupy!

Safe & secure!
High internal clearance
Act today!

Seize this exceptional opportunity to establish your business presence in one of Melbourne's rapidly expanding commercial hubs. This pristine 140-square-meter warehouse, perfectly positioned at Impact Way in Cranbourne North, offers the ideal foundation for your business operations.

The property presents a clean and functional layout, maximizing every square meter of space for optimal business efficiency. Secure parking provides peace of mind for both staff and valuable equipment, while the warehouse's practical design ensures smooth operational flow.

Location is everything in business, and this property delivers exceptional accessibility:

- Just 39km from Melbourne's CBD
- Minutes from South Gippsland Highway
- Easy access to major arterial roads
- Close to Merinda Park railway station
- Multiple bus routes servicing the area

Your business will benefit from the thriving local infrastructure:

- Thompson Parkway Shopping Centre nearby
- The Avenue Village Shopping Centre within reach
- Cranbourne Homemaker Centre in close proximity
- Growing residential developments in surrounding areas
- Strong local community of over 24,000 residents

The warehouse is situated in a dynamic commercial precinct that continues to experience significant growth. Cranbourne North's rapid development, including major residential estates like Camden Green and Sierra, ensures an expanding local customer base and workforce pool.

0 BED | 0 BATH | 0 CAR

PRICE:
\$0

OPEN FOR INSPECTION:
N/A



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