

**SOLD**

## RARE INDUSTRIAL OPPORTUNITY IN MELBOURNE'S INNER WEST!

- To be sold with vacant possession
- Stand alone warehouse (with no shared driveway and own street frontage)
- Land size approximately 604m<sup>2</sup>
- Building size approximately 348m<sup>2</sup>
- Clear span factory
- Features a private office space and kitchen and bathroom facilities
- Dual entry workshop, one driveway which leads directly to inside the warehouse, the other a side driveway which leads to the back of the building
- Suitable for a multitude of businesses
- Positioned in a thriving industrial area and prime location which provides unparalleled access to Melbourne's key road networks including: Western Ring Road, Westgate Freeway, Princes Freeway, Sunshine Road, Geelong Road and Somerville Road

19 Judge Street, Sunshine is the perfect choice for your future success!

Settlement – 30 days

Deposit - 10%

Plus GST

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

0 BED | 0 BATH | 0 CAR

PRICE:  
\$735,000

OPEN FOR INSPECTION:  
N/A

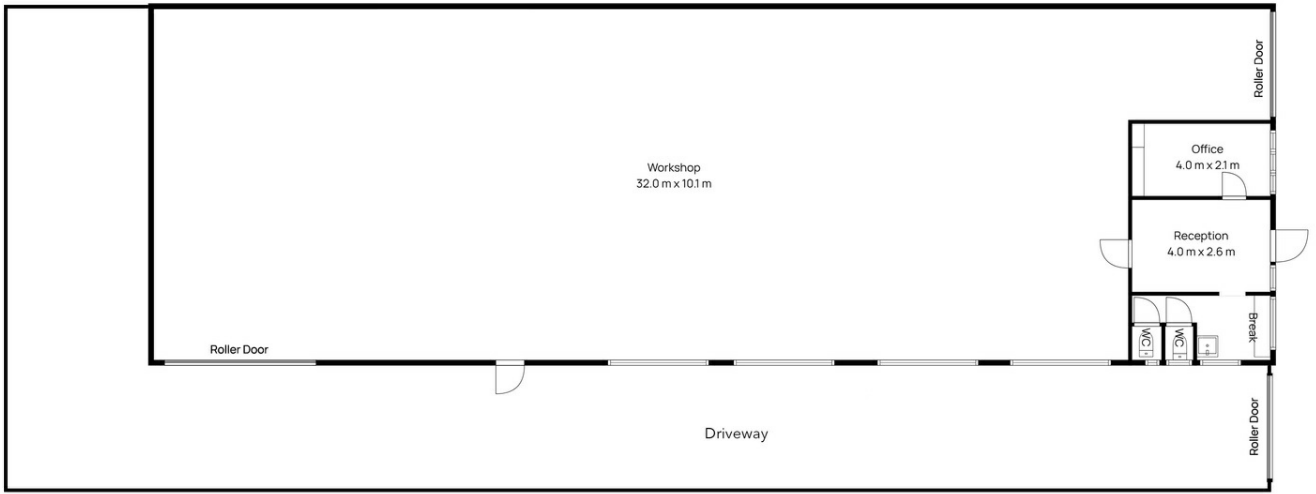


**David Falcone**

**0413116717**

[davidfalcone@atrealty.com.au](mailto:davidfalcone@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



# 19 Judge Street, Sunshine

Floor Plan Produced By Open2view. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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**0413116717**  
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