



## Unit 7, 7 Dalton Rd, Thomastown

### PRIZED OFFICE WAREHOUSE IN PROMINENT ESTATE

NSL Property Group is pleased to present 7/7 Dalton Road Thomastown, For Sale via Expression of Interest campaign closing Thursday 21st December 2023 at 3pm (unless sold prior).

This two level office/warehouse is fitted with clear span warehouse and mezzanine ideal for showroom purposes.

It is positioned in a well established and industrial precinct only minutes from major arterials such as Western Ring Road, Mahoney's Road and High Street.

The property is surrounded by high profile occupants including Symon Bros Construction, Pacific Food Machinery, The Excelsior Hotel and Dan Murphy's Thomastown.

The property has roller door access and ample off street parking.

It also offers great office space, amenities, and showroom potential. Upstairs is a recently built.

Key Features include:

Total Building Area: 385 sqm

Includes Showroom, Offices and Warehouse

High Clearance Warehouse

Three (3) On site car parks

Flexible Industrial 1 zoning

Roller shutter door

3 212 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	173
<b>Land Area</b>	212 m2
<b>Office Area</b>	68 m2
<b>Warehouse Area</b>	317 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

NSL Property Group  
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