



## 233-235 Boundary Rd, Mordialloc

### PRIME SOUTH-EAST MORDIALLOC WAREHOUSE & SHOWROOM – SPACES AVAILABLE NOW

Everestar Real Estate & NSL Property Group are pleased to present 233-235 Boundary Road Mordialloc.

For Lease and Now Available.

This inner South-East warehouse, showroom, retail and office sits within a premier commercial precinct and is ripe for the astute occupier.

Positioned in an established and exclusive precinct of Mordialloc exposure to Boundary Road and close to Mordialloc Fwy (M11) & Eastlink (M3) interchange, the property offers flexible Industrial 1 Zoning with an average daily traffic volume approx. 22,000 vehicles.

Key Features include:

- Building Areas: 245 - 828 sqm
- Suitable for Varieties of Businesses
- Showroom, Retail & Professional Office Potential
- Roller Doors Access
- On-Site Car Parking Spaces
- Clear Span Warehouse with Great Natural Light
- Favorable Zoned: Industrial 1 Zone (IN1Z)
- Available Now - Only 3 Premises

For further information on this asset or to discuss your Mordialloc property requirements

Price	Rental From \$35,000
Property Type	Commercial
Property ID	249

#### AGENT DETAILS

Jerry Lee - 0458 823 340  
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#### OFFICE DETAILS

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