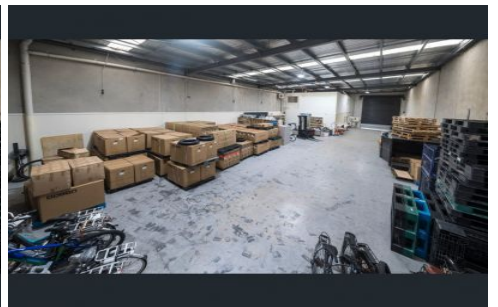
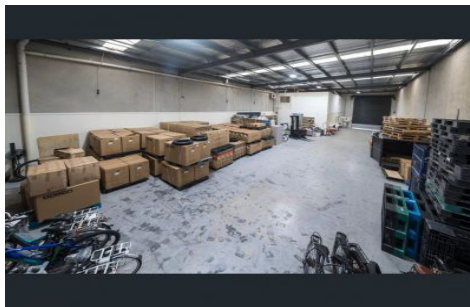
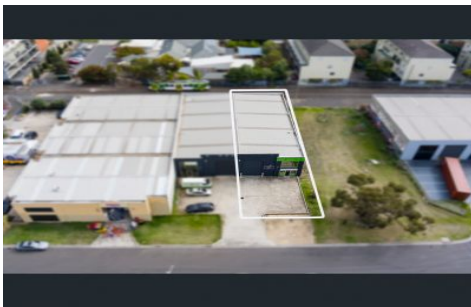
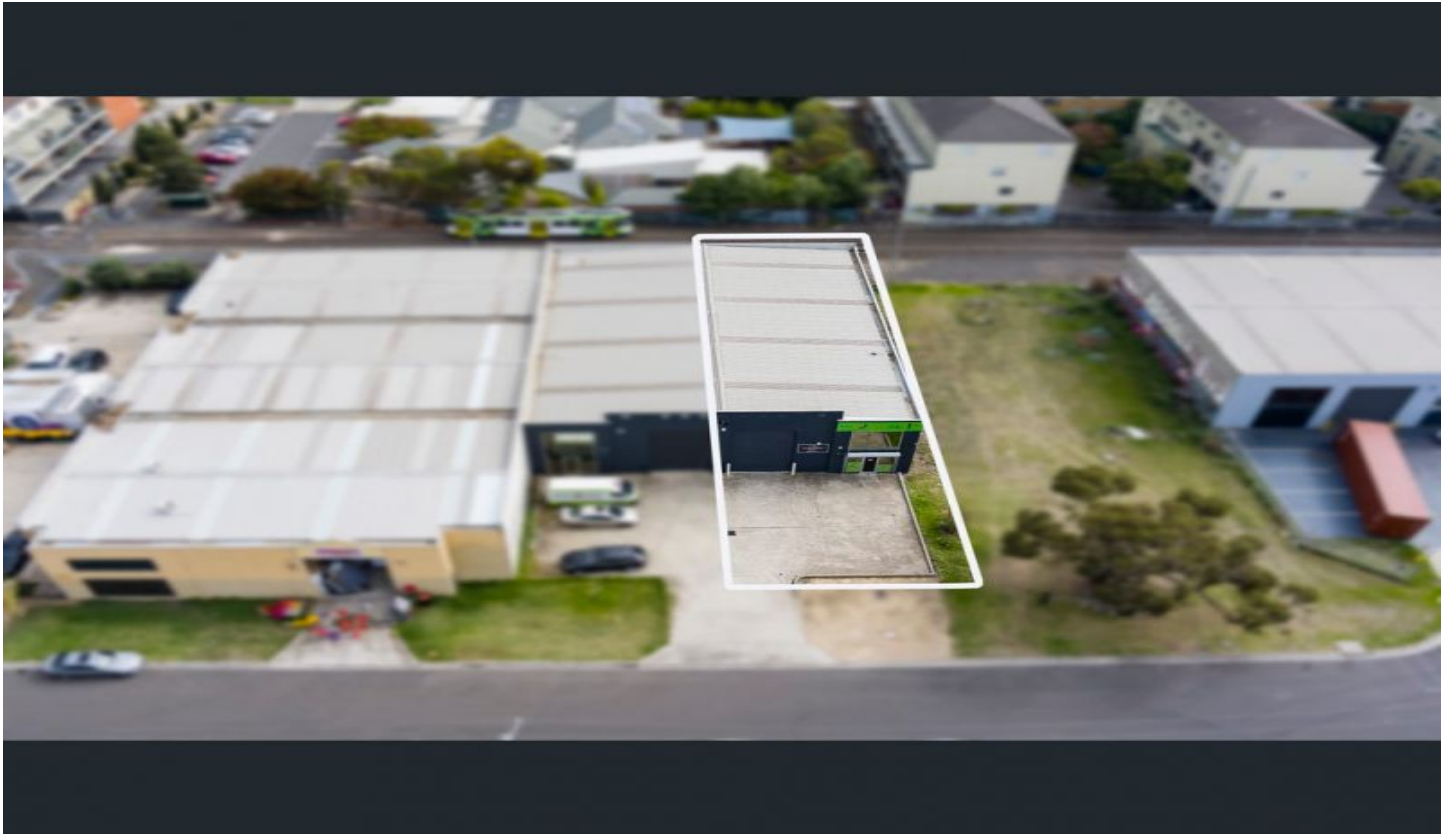


# JAS



## 2/2 Caulson Close Maribyrnong VIC

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This is your opportunity to secure a 360 sqm\* modern warehouse premises in an unbeatable prime location of Maribyrnong which includes surrounding anchor tenants such as Officeworks, Harvey Norman, Beacon Lighting and Anaconda just to name a few.

With short access to Ballarat Rd, the docks precinct and city access, this warehouse is perfectly suited for all warehousing / retail distribution / omni channel e-commerce and retail/showroom businesses. Likewise, it would also suit a tradesman centre headquarters, importer, small manufacturer, multiple business/retail applications, electrician, plumber, carpenter, builder, or small showroom, just to name a few (STCA).

The property encompasses a two-level modern office and retail/reception area and a large open span warehouse.

**Building Size** : 360 sqm  
**Land Size** : 460 sqm  
**View** : <https://www.jasstephens.com.au/7799589>



**Chris Worthy**  
0456809247

Property Features Include:

<https://www.jasstephens.com.au>

# 2/2 Caulson Close, Maribyrnong

Internal 360m<sup>2</sup>    Rear yard 35m<sup>2</sup>



Not to scale

Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such actions as is necessary to satisfy themselves of any pertinent matters.