

Unit 4/19 Industrial Circuit, Cranbourne West



For Lease

Street Frontage Warehouse

Nichols Crowder is delighted to present for lease 4/19 Industrial Circuit, Cranbourne West.

Positioned in one of Cranbourne's newest industrial parks and prominently fronting Industrial Circuit, this outstanding office/warehouse is only a stone's throw from major arterials including Thompson Road and the Western Port Highway, providing excellent connectivity throughout the South East corridor.

Constructed to the highest standard by South East Projects and occupied by the original builder since new, the property presents in exceptional condition. An inspection will impress even the most discerning tenants.

Key Features:

* Building area: 277sqm *

- * First floor air-conditioned office: 60sqm*
- * Prominent street frontage
- * Warehouse clearance of 7m*+
- * Motorised roller door (5m* high)
- * 3 Phase power
- * Amenities including shower
- * Five (5) on-site car parks (two undercover)
- * Fully fenced with motorised security gate
- * Outgoings \$7800 PA*
- * Available 3rd April 2026.

PROPERTY DETAILS

Property ID

3P6311

Price

\$36,000 p.a. + GST + Outgoings

Agents

Josh Monks

0409 335 179

joshm@nicholscrowder.com

James Dodge

0488 586 896

jamesd@nicholscrowder.com

Nichols Crowder Carrum Downs

03 9775 1535

request@nicholscrowder.com

nicholscrowder.com.au

Nichols Crowder Carrum Downs, 1 Colemans Road, Carrum Downs VIC 3201

E & O. Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.