



Warehouse, Showroom, Workshop, Mancave, Your Call

This versatile tri-level warehouse caters to both business and lifestyle needs.

For Business:

The ground floor, featuring loading access, a kitchenette, and an accessible toilet, is ideal for operational activities. The first-floor mezzanine provides ample storage or can be transformed into a showroom, gym, or yoga studio. The top floor offers a carpeted office space with split system climate control – the perfect command center for planning and strategy.

For Lifestyle/Personal Use:

Imagine the ultimate "man cave" or personal retreat. Store your vehicles or equipment on the ground floor, create a dedicated entertainment zone on the mezzanine, and design a combined private office and gym on the top floor. The carpeted top level becomes your personal headquarters – a place to plan your next adventure, manage your hobbies, or simply relax and



unwind.

This adaptable space allows you to tailor it to your specific vision, whether you're expanding your business or creating your dream escape.

Conveniently located in the thriving suburb of Cranbourne West, the property offers excellent access to the South Gippsland Highway (M420) and Merinda Park train station. Its proximity to retail amenities, including Marriott Waters Shopping Centre and Homemaker centers, makes it an attractive location for businesses seeking convenient employee amenities.

Ready to explore the possibilities? Contact us today to schedule a viewing. Enquire online or call the number provided to speak with our agents. We look forward to helping you secure this lease.

Please note: Images are for illustrative purposes only and may not represent the current condition of the property. We strongly encourage an on-site inspection to verify the property's condition before submitting an application.


 3  218 m²

Address	11 Maughan Way, Cranbourne West
Price	RARE BRAND NEW RENTAL OPPORTUNITY - MULTI-FUNCTION
Property Type	Commercial
Property ID	1393
Category	Industrial/Warehouse, Showrooms/Bulky Goods, Offices
Land Area	218 m ²
Office Area	82m ²
Warehouse Area	68m ²

Agent Details



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