

## 96 Sette Circuit, Pakenham



### For Lease

#### All Sette with 1,000 AMPS\* of Power

Nichols Crowder is proud to present this premium specification building to the market. Constructed by the Tabak Group, a company widely respected for its exceptional standards and master craftsmanship, this state-of-the-art facility reflects quality, durability and thoughtful design throughout.

The property offers expansive clear-span warehouse accommodation complemented by modern dual-level office space, multiple roller door access points with protective canopies, and excellent on-site parking within a securely fenced and gated setting. Generous yard space further enhances operational flexibility, while well-appointed dual-level amenities ensure practicality for staff and visitors alike.

An inspection will impress!

Key features include:

- \* Total building area: 1,999sqm \*
- \* Air-conditioned modern dual-level offices: 232sqm \*
- \* Clear span warehouse: 1,767sqm \*
- \* 8.8m\* internal height
- \* Four (4) roller doors

- \* Canopies over all roller doors
- \* Thirty (30) car parks
- \* Securely fenced & gated
- \* Large hardstand space
- \* Dual-level bathroom facilities

For further information or to arrange an inspection, please contact the listing agents.

PLEASE NOTE:

\* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

**PROPERTY DETAILS**

**Property ID**

3P6365

**Price**

\$240,000 p.a. + GST + Outgoings

**Agents**

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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.