



## 45 Bayside Ave, Port Melbourne

### CORPORATE OFFICE & WAREHOUSE IN CITY FRINGE LOCATION

NSL Property Group is pleased to present 45 Bayside Avenue, Port Melbourne For Lease.

Well positioned in prime Port Melbourne locale this modern bright office warehouse consists of 568sqm. Offering 280sqm of air conditioned, carpeted and partitioned offices and 288sqm of lofty clear span warehouse with container access.

Key Features include:

- Total building area: 568sqm\*
- Office: 280sqm\*
- Warehouse: 288sqm\*
- Parking for 8 vehicles
- Heating & cooling in office
- Modern amenities including shower facilities
- Open plan office space with separate meeting rooms
- Container height roller door access
- Three phase power
- Warehouse clearance of 7.5m
- Showroom potential
- Alarm
- Access to major arterials

For further information on this property contact NSL Property Group:

Guy Naselli 0413750744

8 568 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	76
<b>Land Area</b>	568 m2
<b>Office Area</b>	280 m2
<b>Warehouse Area</b>	288 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

