

# JAS



## 4 Carrington Drive Albion VIC

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This is your opportunity to secure a 447 sqm (approx) modern warehouse premises on 650 sqm land (approx) in an unbeatable prime location of Albion. Direct access to Ballarat rd and freeway entry, providing uninterrupted travel to the airport, docks and city precinct . These warehouses are perfectly suited for all warehousing/retail/wholesale distribution or tradesman centre headquarters. The property encompassing a two-level modern office/ground level retail/reception area and a large open span high 9m roofline warehouse. Perfectly suited for an importer, small manufacturer, multiple business/retail applications, storage, or small showroom, just to name a few (STCA).

Property Features Include:

- High container lift roller door and 9m roof clearance (approx) into open span warehouse

**Price** : Contact Agent  
**Building Size** : 447 sqm  
**View** : <https://www.jasstephens.com.au/791073>  
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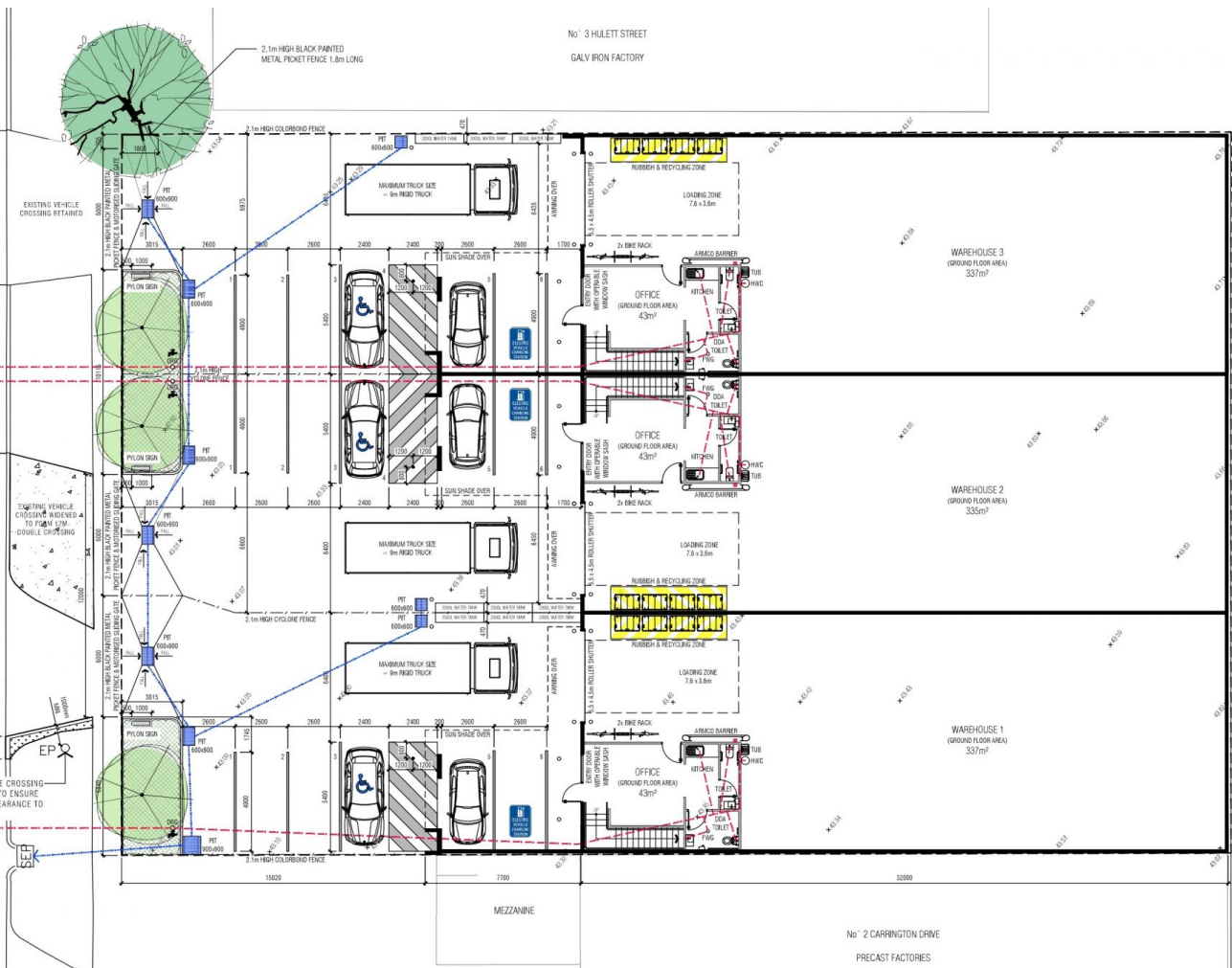
**Chris Worthy**  
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No 3 HULETT STREET  
GALV IRON FACTORY

2.1m HIGH BLACK PAINTED  
METAL PICKET FENCE 1.8m LONG

CARRINGTON DRIVE

EXISTING VEHICLE CROSSING  
TO BE WIDENED TO ENSURE  
1M MINIMUM CLEARANCE TO  
POWER POLE



No 2 CARRINGTON DRIVE  
PRECAST FACTORIES