



## 8 Hercules Street TULLAMARINE VIC

A unique opportunity to secure this standalone office/warehouse in one of Tullamarine's most in demand industrial estates.

Situated off Garden Drive and within minutes to the Melbourne International Airport and major arterials.

- Total land area: 325 m2 approx.
- Total building area: 250 m2 approx. (warehouse 230 m2 and adjoining office 20 m2)
- Front office / reception area
- Kitchenette amenity
- Toilet amenity
- Warehouse with R.S.D access
- 3 phase power to premises

<b>Type</b>	: Industrial
<b>Building Size</b>	: 250 sqm
<b>Land Size</b>	: 325 sqm
<b>View</b>	: <a href="https://www.jasonrealestate.com.au/sale/vic/north/tullamarine/commercial/industrial/7329157">https://www.jasonrealestate.com.au/sale/vic/north/tullamarine/commercial/industrial/7329157</a>

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