

### 3/22 Everist Road OCEAN GROVE VIC

This near new warehouse offers an outstanding opportunity within one of Victoria's busiest and most popular coastal locations. Positioned in the developing and sought after Ocean Grove industrial estate, the design and layout of the property lends itself to a number of uses. The Ocean Grove industrial estate has had a transformation in the past few years with the inclusion of a brewery, yoga studio, salt therapy and floatation centre, coffee shop, and others. What was once reserved for trades and manufacturing of goods, has changed into a thriving centre for the arts, hospitality and many more.

#### The Facts:

- Floor space of 115sqm
- Two off street car spaces with ample more room inside the property
- 5.1m roller door proving outstanding entry clearance and access
- 7m ceilings lends itself to the addition of a mezzanine for additional storage and/or offices
- Disabled toilet and kitchenette facilities

All information offered by Bellarine Property is provided in

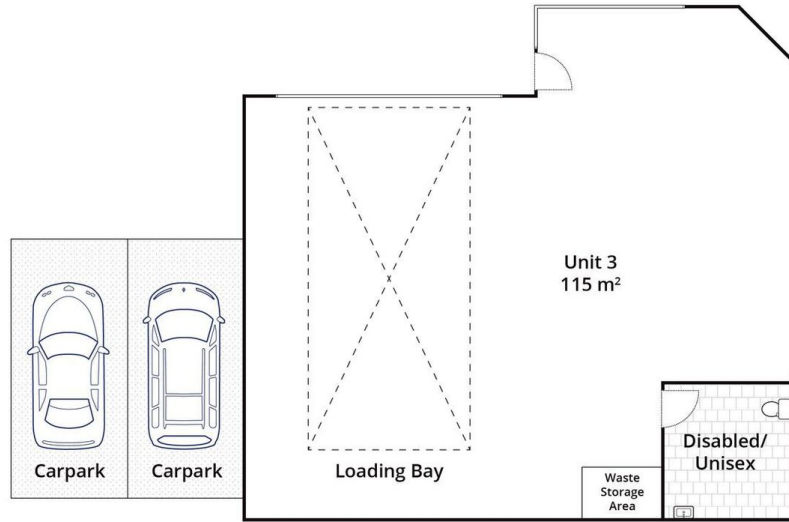
**Building Size** : 115 sqm  
**View** : <https://www.bellarineproperty.com.au/7530323>



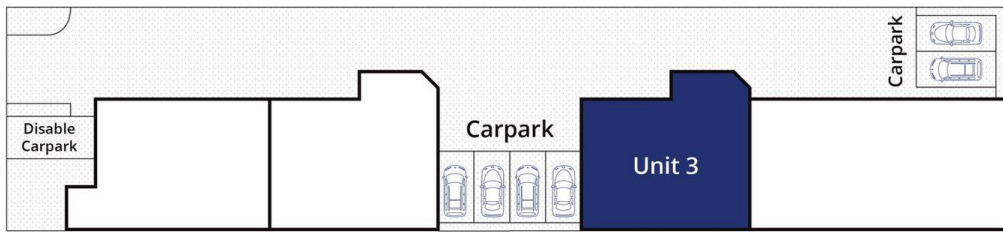
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Ground Floor



Site Plan

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 3/22 Everist Road, Ocean Grove