



### 10/8-10 Clarendon Road DRYSDALE VIC

This near new factory is well positioned in the new commercial and business hub of Drysdale. Just off Murradoc Road this precinct has grown extensively over the past few years and is planned to continue to grow and develop from some years still.

The area is fast becoming to new hub of the town with key businesses and services positioned within this precinct to include Coles Supermarket, Liquorland, Aldi, Bendigo Bank, and right next door is Anytime Fitness, to name a few. We are seeing a shift in the occupants of the new factories, to not only trades and services, but to cafes, gyms, personal storage and showrooms.

The Facts:

- ? 91sqm of floor space
- ? 46sqm mezzanine perfect for storage and/or office
- ? 5m automatic roller door
- ? Kitchenette, disabled toilet and shower
- ? Small rear yard space

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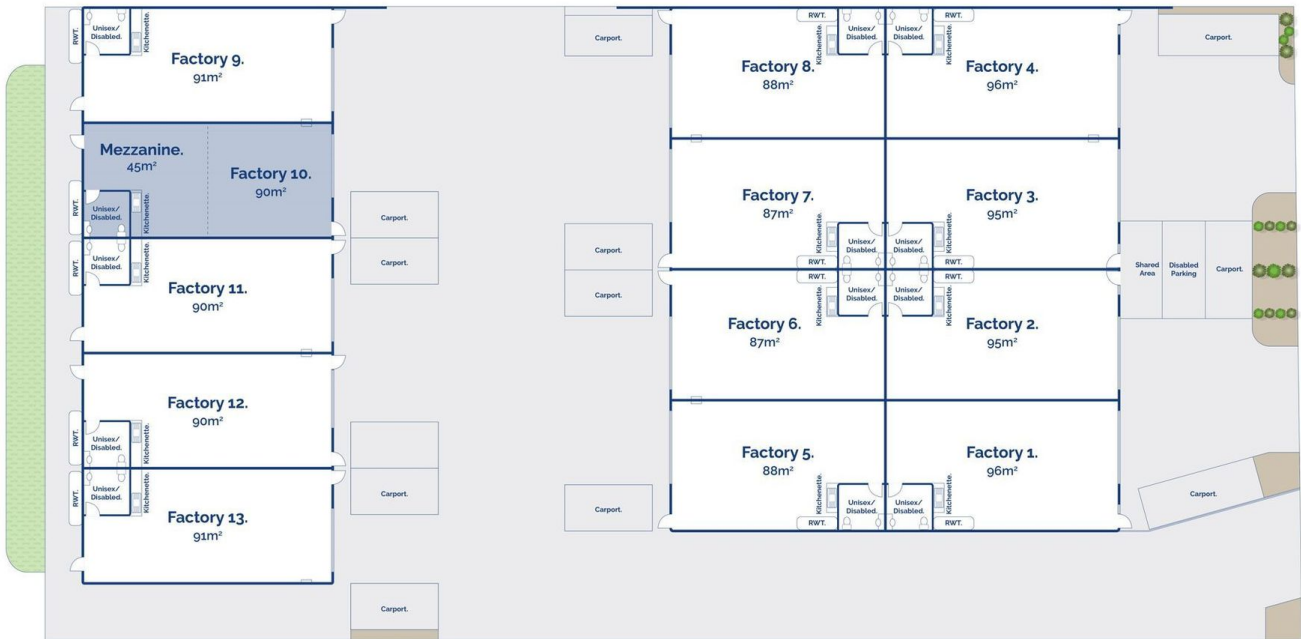
**Price** : \$ 20,800  
**Building Size** : 90 sqm  
**View** : <https://www.bellarineproperty.com.au/7571912>



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