



### 1/25 Smithton Grove Ocean Grove VIC

This near new warehouse is first street frontage tilt panel factory to come to market in over 3 years in Ocean Grove. It 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 Facts:

- Floor space of 140m<sup>2</sup>
- 50sqm mezzanine perfect for storage and/or office space
- Mezzanine with street frontage window and great natural light
- Foyer/Reception area with SS AC
- Multiple off street car spaces
- 5m roller door proving outstanding entry clearance and access
- Disabled toilet and kitchenette facilities

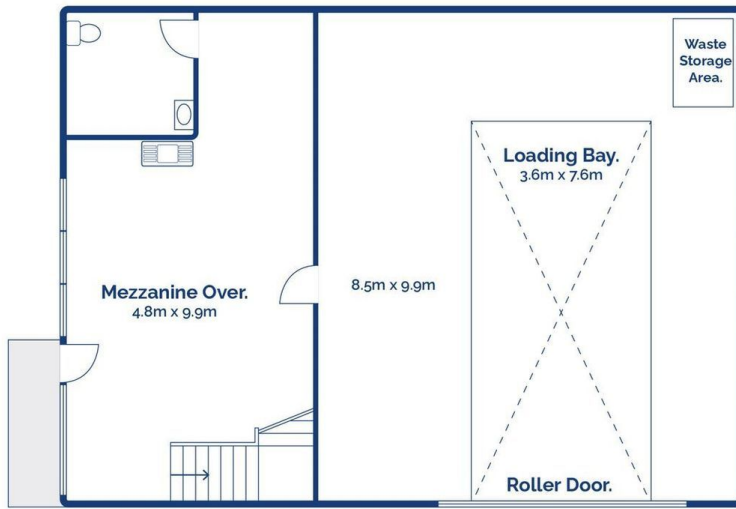
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**Price** : \$ 800,000

**View** : <https://www.bellarineproperty.com.au/7710592>



**Levi Turner**  
**03 5254 3100**



Ground Floor.



First Floor.



(Not In Position).



1/25 Smithton Grove, Ocean Grove

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