

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 140m²
- 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

*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on.

Building Size : 140 sqm

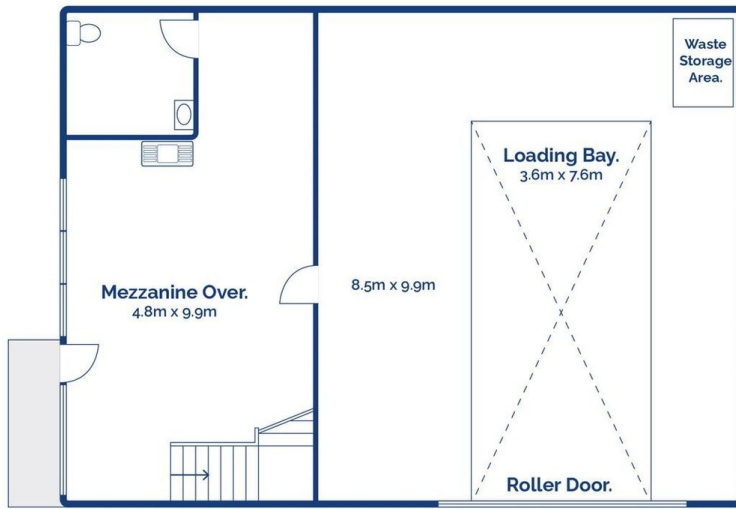
View : <https://www.bellarineproperty.com.au/7779945>



Levi Turner
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Dan Halsey
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Ground Floor.



First Floor.



(Not In Position).



1/25 Smithton Grove, Ocean Grove

bellarine **b** property
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Whilst 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.