

### 1/1 Trade Way Cranbourne West VIC

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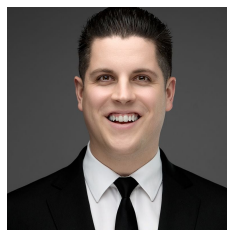
Cranbourne West, the fast-growing gateway to Melbourne's expanding Southeast. Situated 40kms from Melbourne CBD and only 12 kms from Dandenong.

With frontage to Morialta Road this allows for exceptional access and fantastic signage opportunities.

#### Property Features

- + Total building area: 188m<sup>2</sup>\*
- + Warehouse: 141m<sup>2</sup>\*
- + Ground floor office/Showroom: 48m<sup>2</sup>\*
- + Heating & Cooling
- + Amenities
- + High Warehouse Clearance
- + Secure onsite parking (2)
- + Secure Fencing with automatic gates
- + Internet connection provided
- + Available now!

**Building Size** : 189 sqm  
**View** : <https://www.tmcommercial.com.au/lease/vic/south-east/cranbourne-west/commercial/industrial/1P0081>



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