



FOR SALE / LEASE

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1/12 Sette Circuit, PAKENHAM 3810 (ID:8602)

FANTASTIC LITTLE STARTER

Building Area	266 sqm
Rental	\$25,270.00 + outgoings + GST
Sale Price	\$438,900.00 + GST
Parking Spaces	On Site

Building area 266m2*, comprising of:

- Warehouse area 178m2*
- Ground floor reception area 44m2*
- First-floor office area 44sqm*

Ideally located in newly developed "Sette Circuit", just metres from the very popular Koo Wee Rup Road, Pakenham Bypass and a short distance to Pakenham Town Center.

Be quick, wont last long!

*(approx.)

Koo Wee Rup Road – Pakenham

Please note: All sizes are approximate and whilst every care has been taken to verify the accuracy of this publication Collins Commercial & Industrial Pty Ltd cannot accept any responsibility for any errors and omissions.

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Proposed Infrastructure

See link below

<https://your.roadprojects.vic.gov.au/healesville-koo-wee-rup-road>