



**45 Davies Avenue Sunshine North VIC**

On offer is this superbly presented modern warehouse that will suit small business/owners occupiers, tradesperson depot, cabinet makers, storage or for the astute investor, all set in the highly sought Sunshine North industrial precinct with easy access to McIntyre Rd and Western Ring Road.

**Building Size** : 250 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/commercial/industrial/7128753>

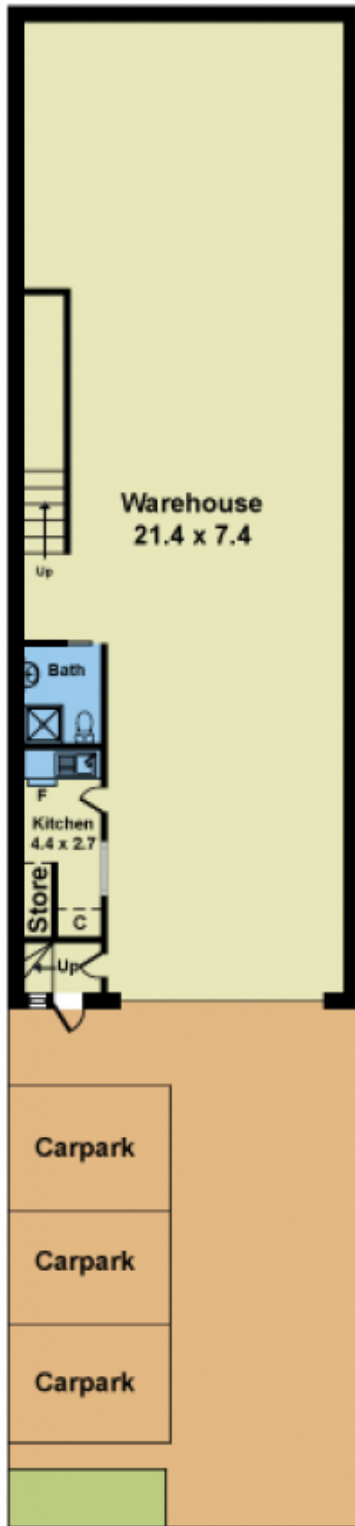
- \_Total Building area 250m2\*.
- \_Floor area 160m2\*.
- \_Mezzanine steel floor area 44m2\*.
- \_Upstairs areas 3 offices/ kitchenette 50m2\*.
- \_Securely gated fence, 3 car spots.



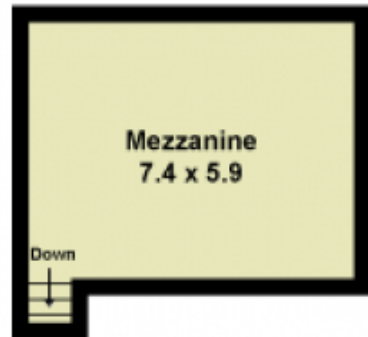
**Nick Christopoulos**  
03 9313 7888



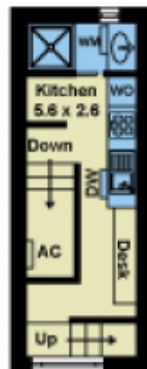
**Peter Kay**  
03 9313 7888



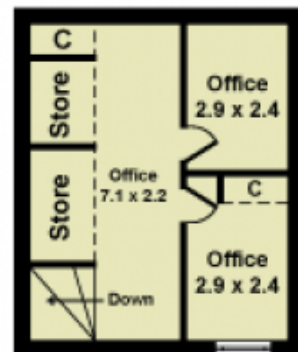
**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.