



### 10/54 Smith Road Springvale VIC

Positioned within the tightly held industrial precinct of Springvale, this Warehouse/factory presents a versatile and well-maintained opportunity ideal for owner-occupiers, investors, or growing businesses. It stands out with its impressive internal height, abundant natural light, and functional mezzanine office/storage space, offering flexibility for a wide range of operations.

**Property Highlights:**

- ? High-clearance warehouse with excellent vertical space
- ? Large container-height roller door for easy access
- ? Solid steel mezzanine level - ideal for office, storage, or workspace
- ? Clean, open-plan warehouse floor with great usability
- ? Ground-floor office/amenities including kitchenette & bathroom

[For full version visit the website](https://www.leandco.com.au)

<b>Type</b>	: Industrial
<b>Price</b>	: \$600,000- \$660,000
<b>Building Size</b>	: 135 sqm
<b>View</b>	: <a href="https://www.leandco.com.au/sale/vic/south-east/springvale/commercial/industrial/8687965">https://www.leandco.com.au/sale/vic/south-east/springvale/commercial/industrial/8687965</a>



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