

# Raine&Horne. Commercial

PRESTONS  
10/2 Ash Road

252 sqm

3 

## INDUSTRIAL WAREHOUSE IN PRIME HUB PRESTONS

\$1,350,000

PERFECT CHOICE FOR OWNER-OCCUPIERS AND INVESTORS!!

We are pleased to present an exceptional opportunity in the dynamic heart of Prestons' industrial hub.

Spanning 252m<sup>2</sup>, this property is ideal for a variety of business operations.

Currently leased to a global industry leader, this high-performing asset provides reliable rental income and strong potential for long-term capital growth.


Key Features :


- Situated industrial precinct with significant future growth.
- Approx. 252m<sup>2</sup> of versatile warehouse with a well-kept office space.
- Currently occupied by BodyShop News International Pty Ltd

Property ID	L33126519
Property Type	Industrial/Warehouse
Building / Floor Area	252
Car Spaces	3

### AGENT

**Vincent Stevens**

 0409 609 774

 [vincent.stevens@rhc.com.au](mailto:vincent.stevens@rhc.com.au)

- Tenanted on a month-to-month basis.
- Kitchenette and Male/female amenities
- 3 dedicated car spaces.
- Close proximity to key transport routes, including the M5 and M7 motorways.
- Zoning: E4 – General Industrial.
- An exceptional opportunity to secure a prime property that balances business functionality with long-term investment value.

For more details or to book an inspection contact Vincent Stevens or Klaude Ruhs at 9600 7666 or directly;

Vincent Stevens 0409 609 774

Klaude Ruhs 0433 330 555