



11/22 Makland Drive Derrimut VIC

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Jason Commercial is proud to present this exceptional opportunity to secure a quality factory within the highly sought-after Paramount Industrial Estate. Ideally positioned with convenient access to major arterial roads including the Western Ring Road, Ballarat Road, West Gate Freeway, and Deer Park Bypass, this property offers outstanding connectivity for a range of business and investment purposes.

KEY FEATURES INCLUDE:

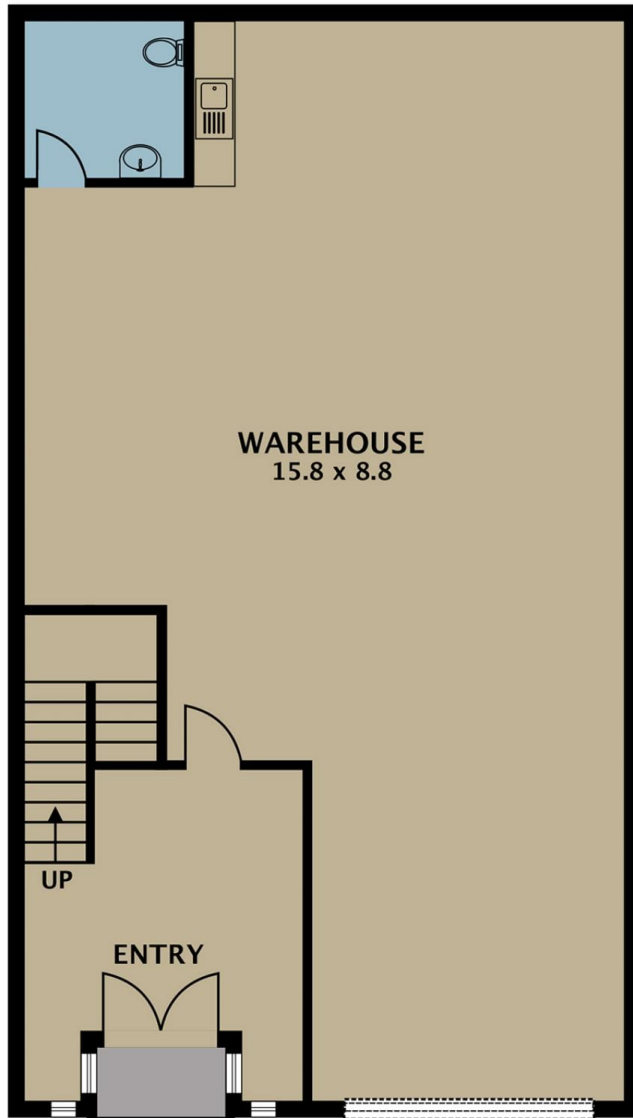
- * Office of 30m2 approx.
- * Warehouse of 140m2 approx.
- * Total Area 170m2 approx.
- * Offices /Reception area

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

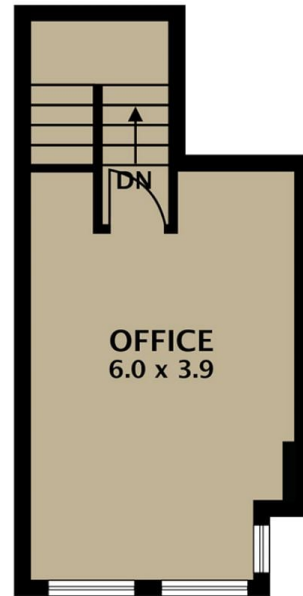
Type : Industrial
Building Size : 170 sqm
Land Size : 149 sqm
View : <https://www.jasonrealestate.com.au/sale/vic/west/derrimut/commercial/industrial/8714819>



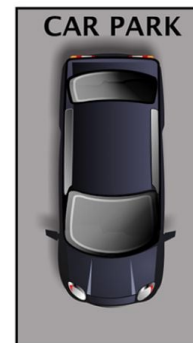
Joseph Sassine
03 9304 1444



GROUND FLOOR



FIRST FLOOR



(NOT IN POSITION)

Total Area size - 170m² approx.

ROLLER DOOR - W4.0m x H5.4m APPROX

Disclaimer. Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

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