



### 3/82 Wirraway Drive Port Melbourne VIC

This unique office/warehouse provides a fully fitted First Floor Area, partitioned into 2 spaces plus Kitchen.

A mezzanine loft area includes, separate shower and WC.

Ground Floor Warehouse space includes shower facility and WC, lockable storage room.

- 3 Phase Power
- Airconditioning
- Zoned Commercial 2
- Parking spaces for 2 vehicles
- Area 97m2 approx
- High clearance roller door

Contact Agent Martin Smyth 0411 744 000

**Building Size** : 80 sqm  
**View** : <https://www.rosinsmyth.com.au/lease/vic/inner-city/port-melbourne/commercial/offices/6197928>



**Martin Smyth**  
9695 5999