
CVA

INFORMATION STATEMENT

PARTICULARS

Property Address:	20-22 Catalina Drive, Tullamarine VIC 3043	
Current rental:	$215,000.00 p.a + outgoings & GST	
Outgoings:	Council rates	$9,750.56 p.a
	Water rates	$1,680.00 p.a
	Land tax	$7,350.00 p.a
	Building insurance	To be advised

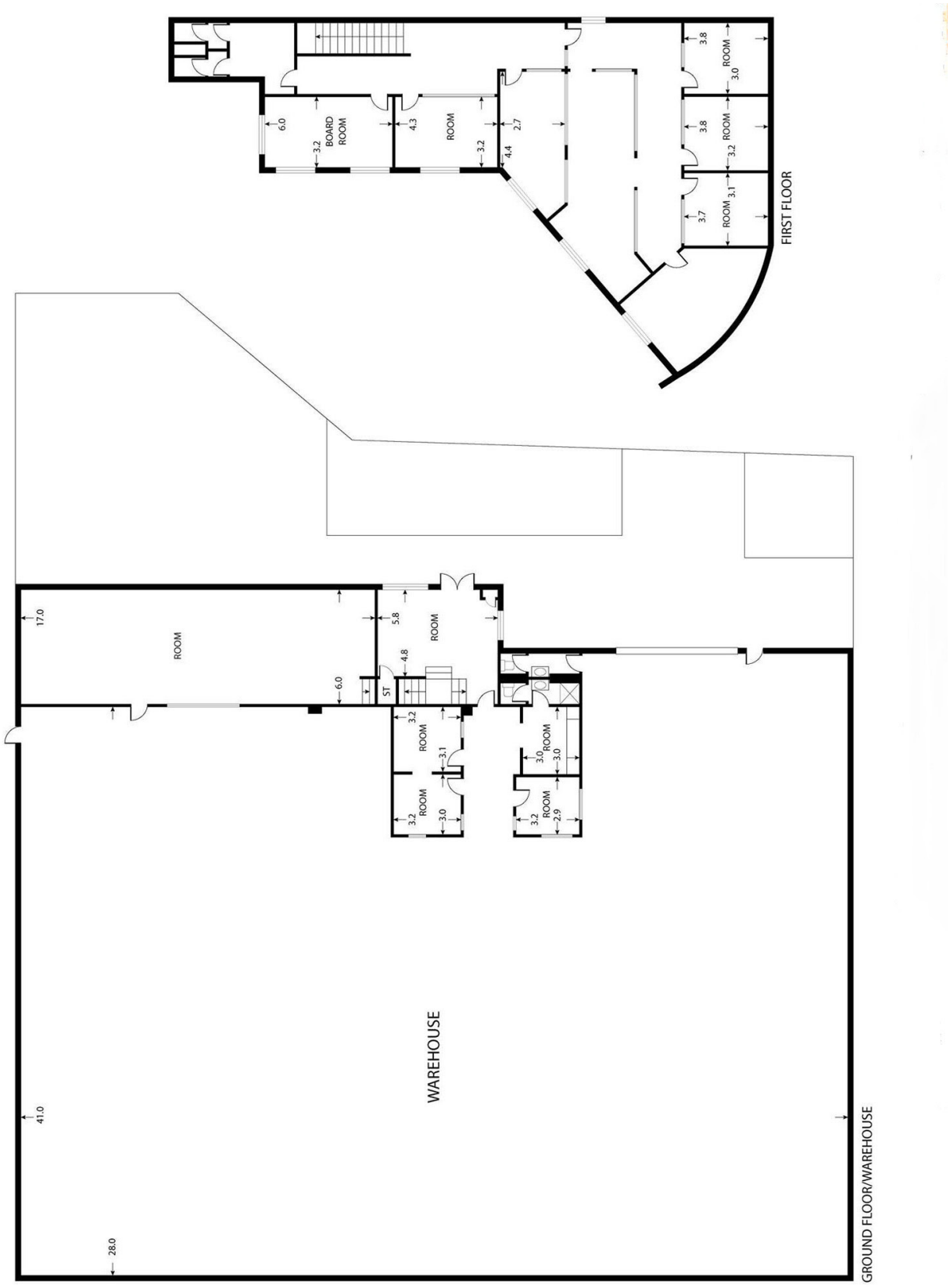
Property Features:

- Unrivalled signage and exposure to the Tullamarine Freeway
- Total building area of 1,529 sqm*
- Including 98sqm* of lock-up, ground floor storage area)
- Total land area of 1,825 sqm*
- 311sqm* of total office area
- Large clear-span warehouse high of 6.8 metres
- 10 onsite parking space
- Air-conditioned 1st floor offices
- Minutes from Melbourne Airport and Citylink

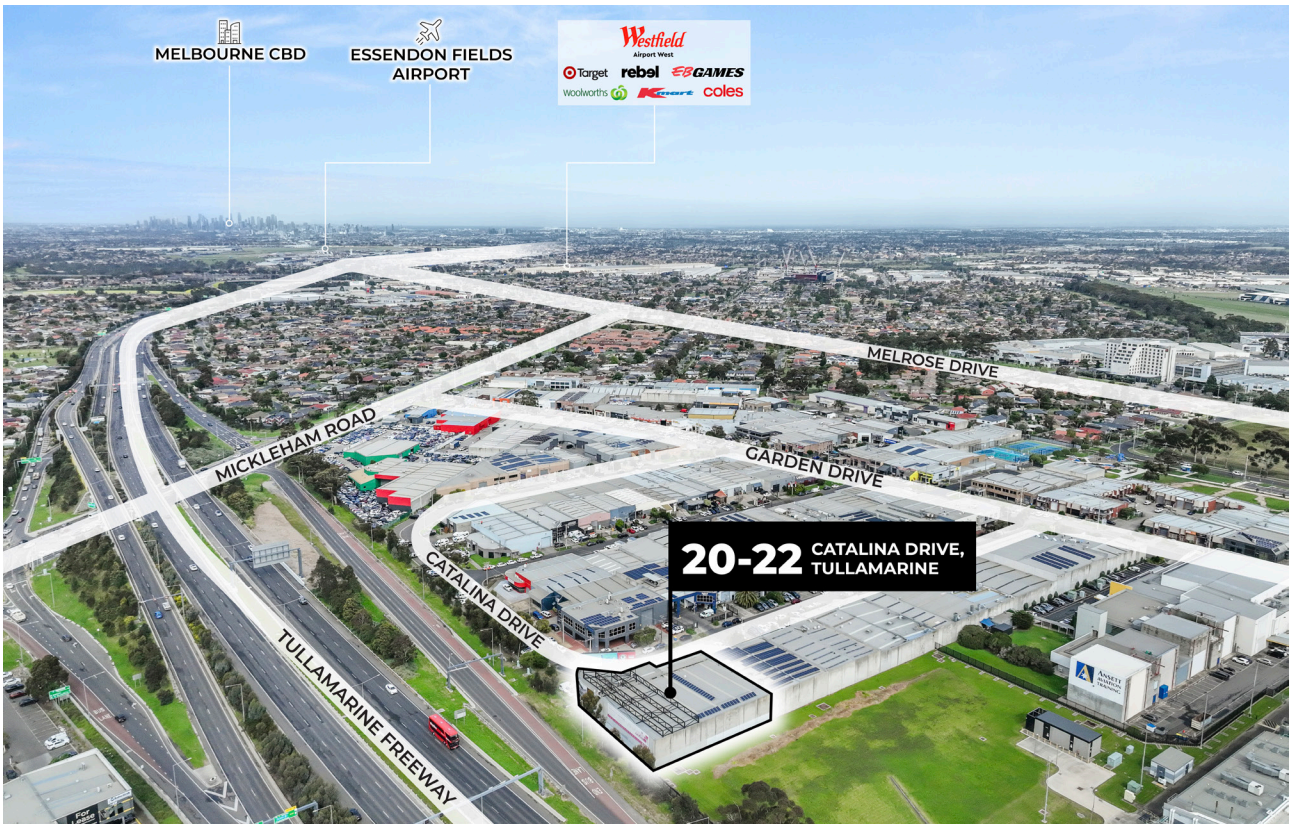


INFORMATION STATEMENT

FLOORPLAN






MELBOURNE CBD
ESSENDON FIELDS AIRPORT
Westfield
Airport West
Target
rebel
EB GAMES
Woolworths
Kmart
coles
MELROSE DRIVE
MICKLEHAM ROAD
GARDEN DRIVE
20-22 CATALINA DRIVE, TULLAMARINE
CATALINA DRIVE
TULLAMARINE FREEWAY

CREATING
WORTH