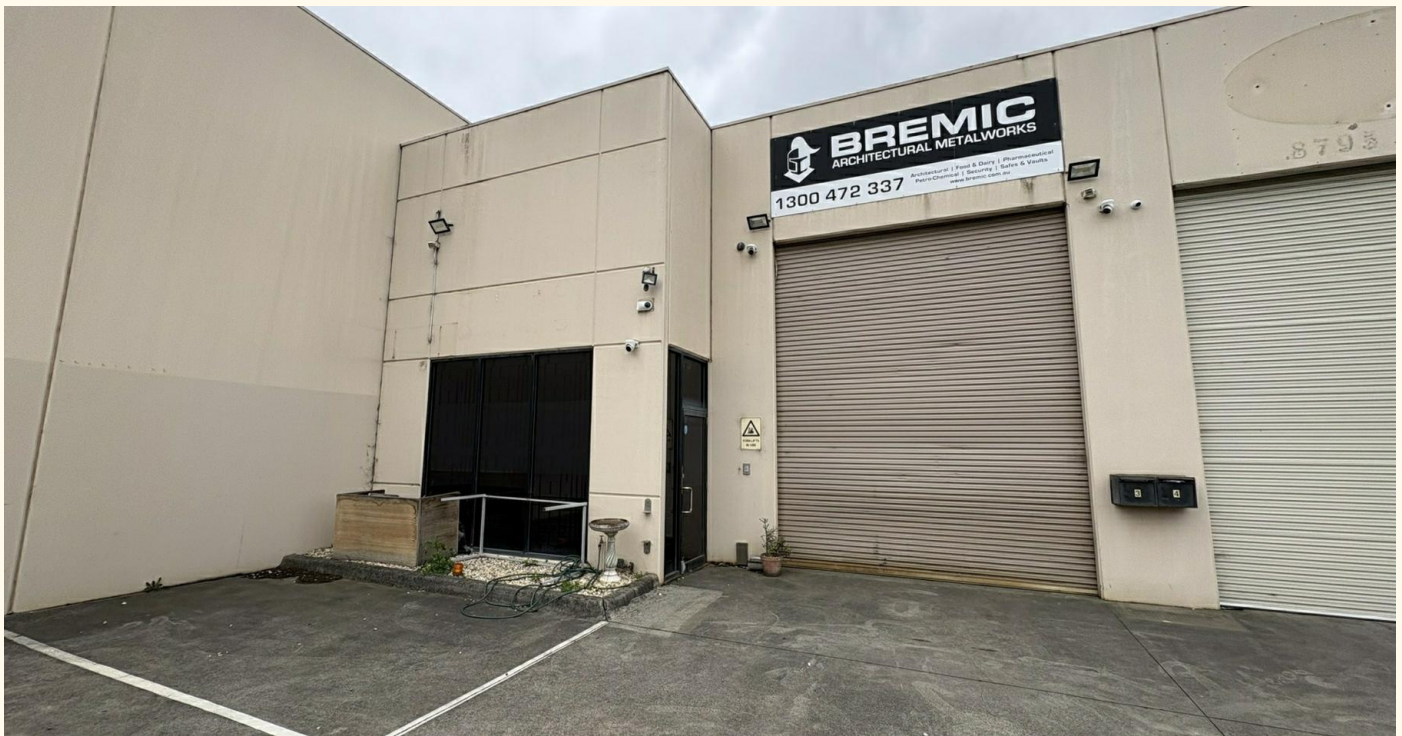




3/88 Star Crescent, Hallam

FACTORY FOR LEASE!

Position your business in this versatile and well-appointed industrial facility in the heart of Hallam. Offering a flexible layout across both ground and mezzanine levels, this property is ideal for a range of industrial, storage, or office-based operations.

Property Highlights:

- " Total building area: 405m² (approx.)
- Bonus large mezzanine with storage and cooling
- Includes spray booth
- Multiple office and admin areas throughout
- 2 boardrooms plus numerous additional offices
- Air conditioning across office spaces
- Extensive shelving and storage rooms
- Well-lit interior and exterior

Downstairs Features:

- " Functional workshop area
- " High roller door access —suitable for truck entry
- phase power
- Reception area
- Kitchen and 2 toilets

Upstairs Features:

- Large mezzanine level with storage zones

FOR LEASE

\$1,150pw | \$4.997pcm

BUILDING AREA

405sqm

AGENTS

Michelle Newson

03 9702 8388

michelle.newson@ljhcasey.com.au

AGENCY

LJ Hooker Hampton Park

(03) 9702 8388

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Multiple offices and open-plan areas
- conditioned workspaces

External & Security:

- 4 on-site car parks plus driveway access
- Alarm system installed

This property offers exceptional flexibility, with the potential to reconfigure and tailor the space to suit your business needs. Ideal for businesses seeking a combination of office, warehouse, and workshop functionality.

Enquire today to secure this highly adaptable industrial opportunity in a sought-after Hallam location.

RENT PER CALENDAR MONTH = \$4,997 (Inc. GST)
BOND = \$4,997

MORE DETAILS

Property ID	47YNYFHE
Property Type	Industrial/Warehouse
Building Area	405 m2
Parking	4

Michelle Newson 03 9702 8388

Business Development Manager | michelle.newson@ljhcasey.com.au

LJ Hooker Hampton Park (03) 9702 8388

Shop 20, Hampton Park Shopping Centre, 166 Somerville Road,
HAMPTON PARK VIC 3976
hamptonpark.ljhooker.com.au | john.deo@ljhcasey.com.au

