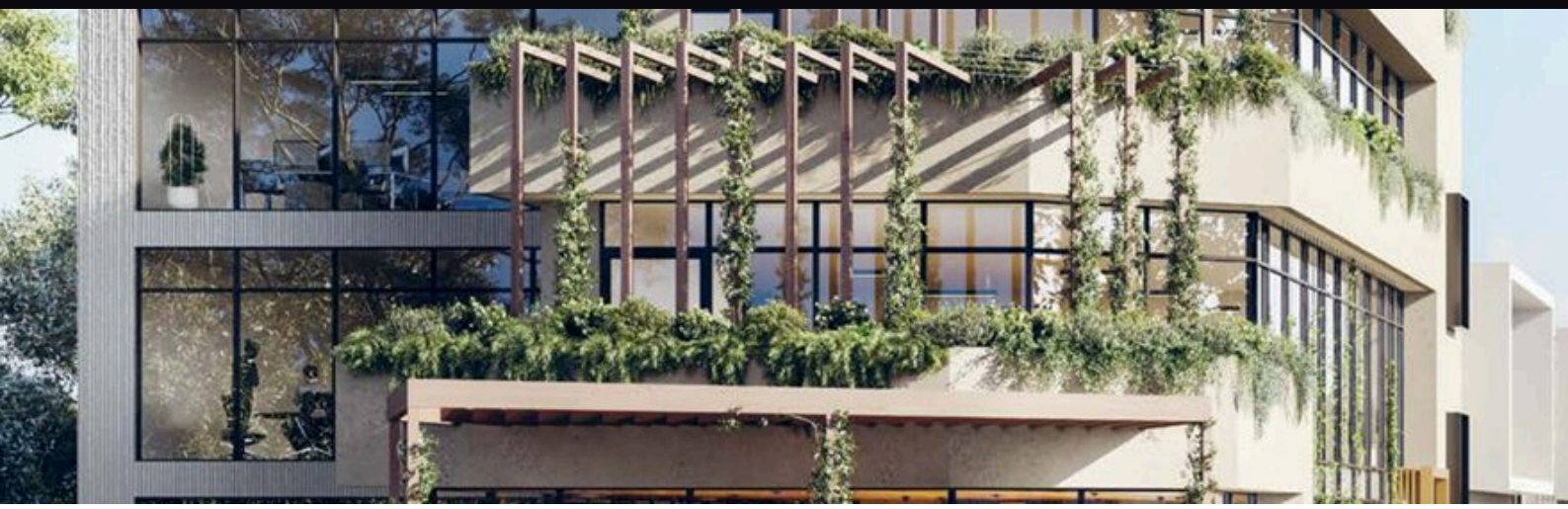
PRICE LIST · 26 NOVEMBER 2026

Rooks Road Warehouses

194 Rooks Road, Vermont VIC

SOLOMON BLOOM



COMPLETED & LEASED · WAREHOUSE + STORAGE

- Income from day one: both lots are leased.
- Lot 4: $59,700 a year, 5-year lease from 18 Jul 2026 + 5-year option (about 4.5% gross).
- Lot 6: tenant pays the outgoings, including land tax.
- Prices exclude GST where the list says so; lots here are listed with no GST.

Available lots

LOT	SIZE (M²)	LEASE	PRICE (NO GST)
6	31	Leased, tenant pays outgoings	**$237,200**
4	195 (42 office)	$59,700 p.a., 5 + 5 yrs	**$1,321,500**

Enquire: Han Dol · 0405 318 145 (call / WhatsApp) solomonbloom.com/commercial

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