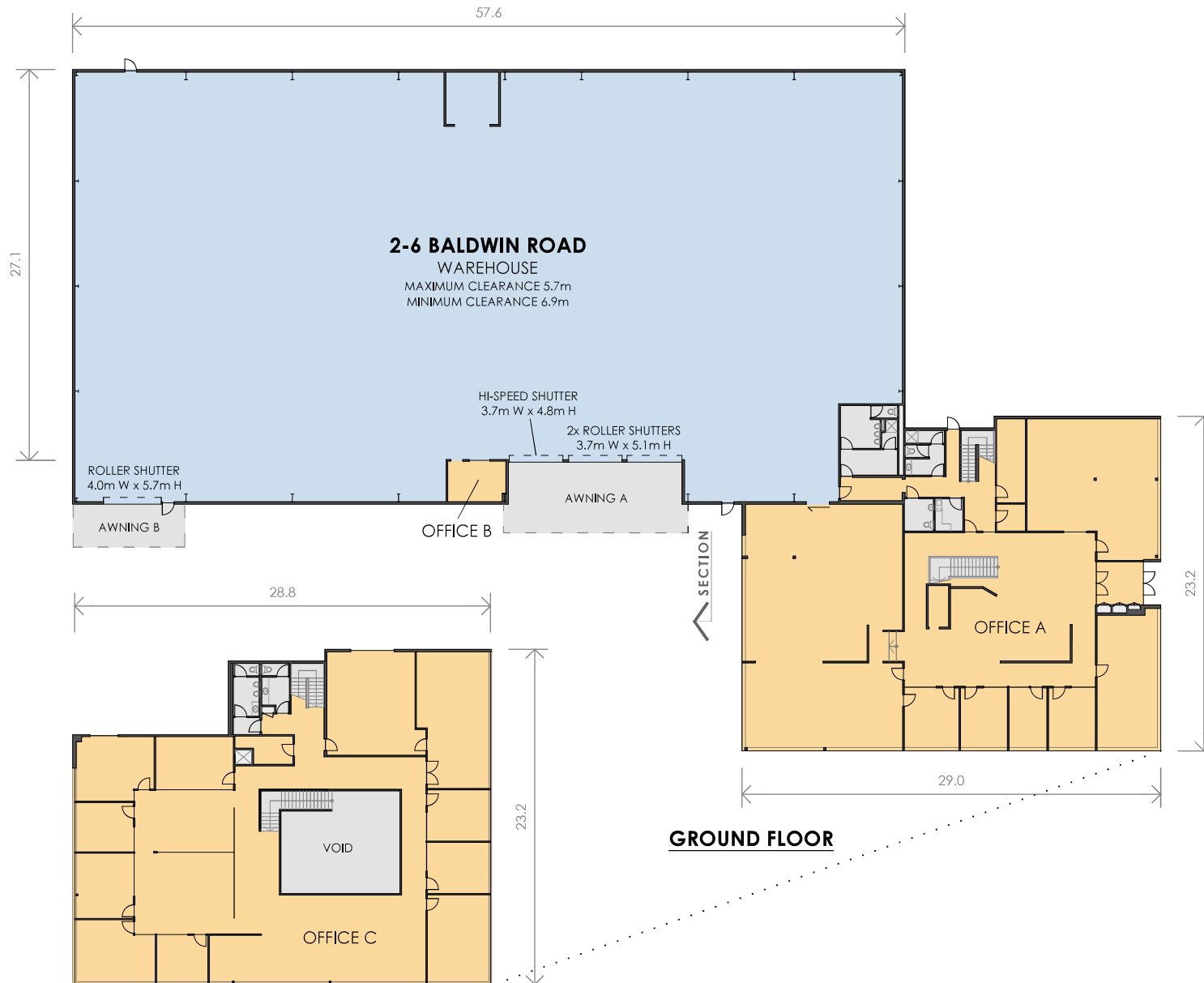
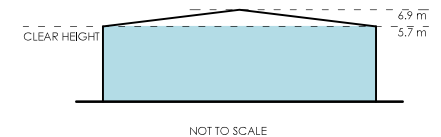




FIRST FLOOR

TYPICAL CROSS SECTION



SCHEDULE OF AREAS

2-6 BALDWIN ROAD

GROUND FLOOR

WAREHOUSE	1,655 m ²
OFFICE A	627 m ²
OFFICE B	13 m ²

FIRST FLOOR

OFFICE C	544 m ²
TOTAL AREA	2,839 m²

AWNING A	60 m ²
AWNING B	23 m ²

(SITE VISIT 23/10/2025)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



CLIENT:



MARKETING DRAWING

2-4 BALDWIN ROAD,
ALTONA NORTH, VIC

DATE: 31/10/2025 REV: 0
REF: 94336 DRAWN: JBF
MEASURED: JBF CHECKED: GC
SCALE: 1:300 @ A3 SHEET: 2 OF 2

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