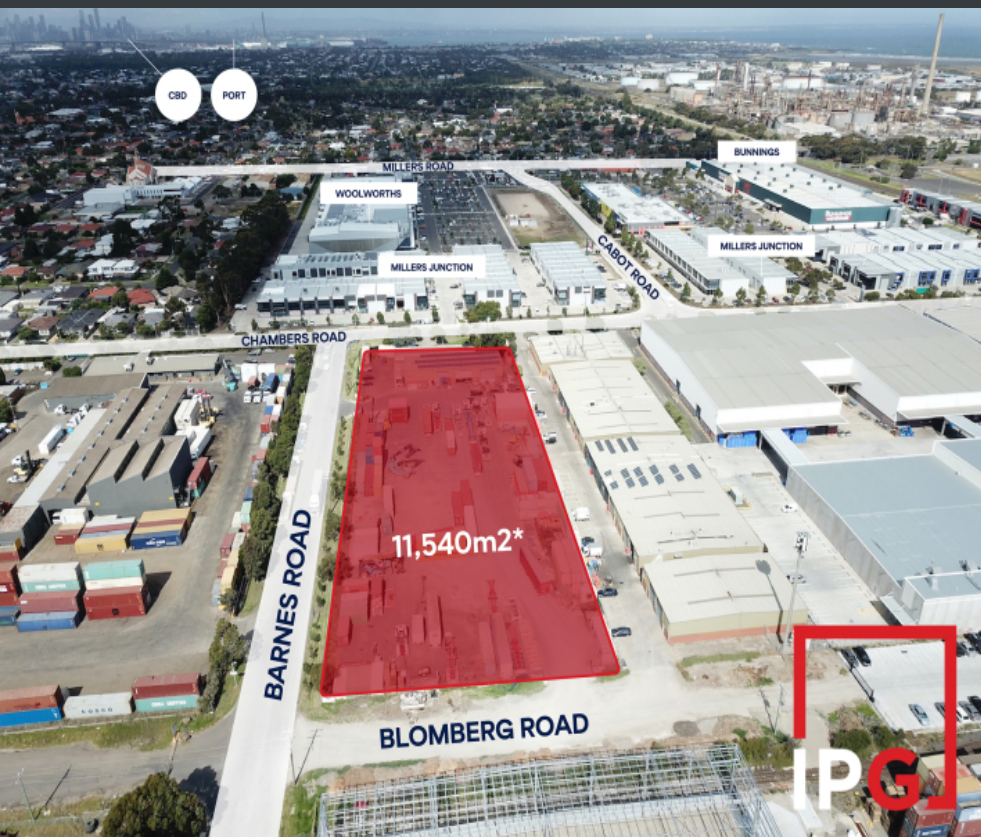


19 Chambers Road, ALTONA NORTH, VIC

Land Property For Sale - Price: Price on Application

INDUSTRY
PROPERTY
GROUP



Last Mile Opportunity with 3 Street Frontages Industry Property Group is excited to offer 19 Chambers Road, ALTONA NORTH For Sale via Expression of Interest closing 18th of March @ 5pm.

This outstanding island corner site offers a huge opportunity for owner occupiers and developers of strata Business Parks or Larger Warehouses to take advantage of this rare offering.

This property is perfectly positioned with 3 street frontages, Chambers and Barnes Road caters to a large amount of traffic that filters into to the very popular Millers Junction Shopping Precinct. This site sits directly opposite the extensively developed Millers Junction Precinct, which includes Bunnings, TK Maxx, Officeworks, JB Hi-Fi, Carls Junior, Aldi and Woolworths being some of the major names who neighbour this property.

This property comprises a substantial land area of 11,540m2 approximately on a single title and is rectangular in shape and is located only 7 Kilometres from the Port of Melbourne and 11 Kilometres west of the Melbourne CBD.

19 Chambers Road offers the following features:

- Access via 3 sides
- Development opportunity with perfect last mile Location
- Sold with Vacant Possession
- Opposite Millers Junction Shopping Centre
- Land Area: 11,540m2 Approx
- Building Area: 950m2 Approx
- Zoning: Industrial 3
- Perfect Last Mile Location
- Immediate Access to the West Gate Freeway via Grieve Parade or Millers Road
- Terms of Sale: 10% deposit with the balance of purchase in 12 -18 months or earlier by mutual agreement

If you have any further questions, or to inspect the property, please does hesitate to call Stuart on 0418 139 772

EXPRESSIONS OF INTEREST CLOSING FRIDAY 18TH OF MARCH 2022 at 5PM (AEDT)

| | |
|-----------------|------|
| Office Size: | 0.00 |
| Warehouse Size: | 0.00 |
| Total Size: | 0.00 |

| | |
|------------|------------|
| Land Size: | 11,540.00 |
| Zoning: | Commercial |

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IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.