

# 1 Buys Court, Derrimut, VIC

Industrial Property For Sale - Price: From \$418,000\* plus GST

INDUSTRY  
PROPERTY  
GROUP



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## Architecturally Designed Office/Warehouse Unit Development

Prime corner site  
High quality finishes  
Direct access to Fwy Diamond Interchange

Industry Property Group are pleased to present for your consideration Stage 1 of Enterprise Business Park, Derrimut, right in the heart of Melbourne's core western industrial precinct. A rare opportunity to secure your slice of what will be a premium industrial estate, perfect for both owner occupiers and investors. Derrimut is approximately 24 kilometres\* from Melbourne Central Business District. The locality is well serviced by major roads, namely Western Ring Road, Western Fwy and Princes Hwy, with the benefit of direct access to a Fwy diamond interchange. Many major industries are located in the area including New Cold, Mitre 10, Adaptalift, Catch of the Day, Encore Tissues, Ceva Logistics to name a few. This established industrial area is well serviced by a strong local work force. This property is offered for Sale via a Private Sale Campaign. Please contact the listed agents for more information or to request a copy of the information Memorandum. \*Approx

Key attributes include:- Sizes ranging from 149 sqm\* - 265 sqm\* - 39 office/warehouse units of varying sizes - Brand new development with excellent main road exposure - Close proximity to Western fwy via a diamond interchange

Office Size:	0.00
Warehouse Size:	149.00
Total Size:	149.00
Land Size:	149.00

Internal clearance:	8 metres*
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Zoning:	Industrial 1
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Parking:	Ample on-site
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Availability: Q2 2022

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.