

# 18 Jones Road, Brooklyn, VIC

Industrial Property For Sale - Price: \$7,000,000 plus GST

INDUSTRY  
PROPERTY  
GROUP



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Finally! The property you have been searching for Industry Property Group is pleased to be the exclusive agents appointed in bringing 18 Jones Road, Brooklyn to market.

Previously used as a precast concrete panel workshop, this property zoned Industrial 1 and is suitable for a variety of different occupiers including transport and logistics, car sales/wreckers, waste management, events hire, recycling just to name a few (subject to council approval). Warehouses with concrete hardstand/yards are impossible to find and these opportunities don't last long so enquire today to book a one on one inspection.

Some positive aspects of the property are:

Two storey office of 210sqm (approx.)

Large functional warehouse of 2,434sqm (approx.)

Total land area of 7,135sqm (approx.)

10m internal height clearance

16 tonne crane and a 5 tonne crane currently in operation

3 container height roller doors

Huge concrete hardstand area

800m to Grieve Parade on/off ramp

Prime inner-western location

Enterprise existing permit for 25 warehouses should you wish to develop the site in the future

The list of positive aspects could go on and on.

If you'd like more information or would like to book an inspection please contact one of the agents below, this property won't last long.

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Office Size:	210.00
Warehouse Size:	2,434.00
Total Size:	2,644.00
Land Size:	7,135.00

Internal clearance: 10m

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.

Zoning: Industrial 1

Availability: Now