

# 16 Reserve Road, Melton, VIC

Industrial Property For Lease - Price: \$135,000 per annum, plus GST & Outgoings

INDUSTRY  
PROPERTY  
GROUP



Functional warehouse in the heart of Melton

Industry Property Group are pleased to offer this large warehouse positioned in the thick of the action in Melton's industrial hub.

The positive aspects this property provides are:

- Clear span warehouse of 1,500sqm
- Fantastic internal clearance of 8-9m (approx)
- 100sqm of office space that is ready to occupy
- Three oversized container height roller doors
- Plenty of yard space for outside storage
- Has a real street presence with two gated crossovers
- The building is alarmed and has 3 phase power points scattered throughout
- Located off High Street providing excellent access to the western freeway
- Ready to occupy immediately

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Please contact Cameron Hunter on 0424 122 446 to arrange an inspection today.

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Office Size:	100.00
Warehouse Size:	1,500.00
Total Size:	1,600.00
Land Size:	3,260.00
Internal clearance:	8m
Zoning:	Industrial 1
Parking:	18
Availability:	Now

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.

Andrew Macqueen  
0403 343 395  
andrew@industrypropertygroup.com.au

Stuart Macqueen  
0418 139 772  
stuart@industrypropertygroup.com.au