

261 Edwardes Street, RESERVOIR, VIC

Industrial Property For Sale - Price: Contact Agent

INDUSTRY
PROPERTY
GROUP



ONLY 2 REMAIN! - BRAND NEW ARCHITECTURALLY DESIGNED WAREHOUSES Industry Property Group and Vinci Carbone are pleased to present Reservoir's new business hub within Edwardes Lake Business Park, a boutique development of 20 architecturally designed high clearance self-contained warehouses. 18 units have been sold off the plan within 2 months of launching.

These flexible spaces have been cleverly designed by Watson Young Architects with an efficient use of space and light ensuring your business can optimise every square metre for productivity and functionality.

Key features:

- Only 2 warehouses remain
- Floor areas from 222sqm to 242sqm
- Prominent high-profile position with maximum exposure
- Located opposite Edwardes Lake and adjacent to the Edwardes Lake Hotel and the tightly held established Reservoir Industrial Precinct
- Flexible Industrial 3 zoning to suit a broad range of businesses (STCA)
- Attractive tax depreciation benefits
- CCTV system surveillance to common areas
- Secure gated central courtyard and car park
- Timed/programmed remote security gates
- High speed data - NBN ready
- Kitchenette and amenities plus shower to all warehouses
- Car parking spaces allocated on every Title
- Ideal for Investors & Owner Occupiers

The last two options available are:

Unit 3 - fronting main road - 242sqm - \$945,000 plus GST

Unit 20 - rear unit - 222sqm - \$865,000 plus GST

The developer - Omnico Corporation has more than 40 years' experience delivering successful commercial and industrial projects across Melbourne, the development team has a proven track record of innovation and quality.

To be sold individually

Office Size:

0.00

Warehouse Size:	0.00
Total Size:	0.00
Land Size:	0.60
Zoning:	Commercial

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