

# 261 Edwardes Street, RESERVOIR, VIC

Industrial Property For Sale - Price: Contact Agent

INDUSTRY  
PROPERTY  
GROUP



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Fantastic flexible floor plan Industry Property Group and Vinci Carbone are pleased to present Unit 15, 261 Edwardes Street, Reservoir. This unit is situated within a boutique development of 20 architecturally designed high clearance self-contained warehouses.

Unit 15's Key features include:

- Mezzanine floor area: 94sqm
- Warehouse floor area: 159sqm
- Total building area: 253sqm
- Square in shape providing flexibility
- 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
- Three (3) car spaces on title
- Ideal for Investors & Owner Occupiers
- Settlement due May/June 2023

For more information please contact Cameron Hunter or Zach Molinaro on the respective numbers below.

Office Size:	0.00
Warehouse Size:	159.00
Total Size:	159.00
Zoning:	Commercial

Parking: 3

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.