

15 Ferris Road, COBBLEBANK, VIC

Industrial Property For Lease - Price: Price on Application

INDUSTRY
PROPERTY
GROUP



Gateway to the West - Pre Lease and Speculative Warehouse Opportunities Industry Property Group is pleased to present Westcourse, a master-planned industrial estate linked directly to the Western Freeway, the estate has secured an unbeatable corner position on Cobblebank's connected interchange.

Westcourse is on track to lead the industrial and logistics property expansion across Melbourne's greater west. Offering 23.4 ha of development land, Westcourse will connect your business directly to key road networks and a growing local workforce. If you're looking to keep your business on top, on time and on course, then you'll find a winning combination at Westcourse.

With industrial 24-hour B-double access, Westcourse will be a guaranteed winner once the development is completed. Its prime location reveals an impressive 800-metre frontage and immediate access to the M8 Western Freeway.

Westcourse unites an enviable range of compelling features - all in one place. Direct access, impressive scale, sustainable capability and a proposed restricted retail area. It's all here - of course.

- • Wide streetscapes and high-quality landscaping
- • Industrial 1 zoning
- • Architect-designed offices for every facility
- • 24/7 operations
- • B-double access
- • Proposed restricted retail area at the entrance of the estate

Sustainability:

- • Targeting 5 Star Green Star Design and As-Built certified ratings from the Green Building Council of Australia
- • Rainwater capture and re-use
- • Energy efficient sensor lighting
- • Water saving tapware (min 5 WELS rating)
- • Solar heating hot water
- • Energy and water metering and monitoring
- • Improved indoor environment with low VOC paints, carpet and sealants

Contact Industry Property Group to discuss your exact property requirements and we can provide you with a concise proposal to assist with next steps in the decision process.

Warehouse Size:	0.00
Total Size:	0.00
Land Size:	234,000.00
Zoning:	Commercial

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