

# 84 Pipe Road, LAVERTON NORTH, VIC

Industrial Property For Sale - Price: Price on Application



Prime Owner Occupier Property Situated in the thriving industrial hub of Laverton North, 84 Pipe Road presents a prime opportunity for owner-occupiers seeking a strategically located property. Boasting a substantial land area of 3,914 square meters and zoned as Industrial 2, this property offers versatile possibilities for various industrial and commercial activities.

## Key Features:

&#x2022; Land Area: The property encompasses a generous land area of 3,914 square meters, providing ample space for operational needs and potential future expansions.

&#x2022; Zoning: Classified under Industrial 2 zoning, the property is tailored to accommodate a range of industrial and commercial uses, making it a versatile investment for prospective owner-occupiers.

&#x2022; Existing Buildings: The site includes existing buildings, offering ready-to-use spaces for various industrial purposes. These structures contribute to the property's immediate functionality and potential cost savings for the owner-occupier.

&#x2022; Office Fit Out: The property features an excellent office fit-out, providing a comfortable and efficient workspace. This feature enhances the overall functionality of the property and adds value for businesses requiring well-designed office spaces.

&#x2022; Owner-Occupier Opportunity: Ideal for owner-occupiers, this property presents a unique chance to establish a long-term presence in a strategically located industrial zone, taking advantage of the flexible zoning and existing infrastructure.

&#x2022; Location: Situated in Laverton North, a well-established industrial precinct, the property benefits from its proximity to major transport arteries, ensuring efficient connectivity to key business hubs and markets. The Western Ring Road's accessibility further enhances the property's logistical advantages. Strategically positioned in close proximity to the Western Ring Road, the property ensures convenient access to major transportation routes, facilitating seamless logistics and distribution operations.

84 Pipe Road, Laverton North, stands out as an excellent owner-occupier opportunity with its expansive land area, Industrial 2 zoning, proximity to major transportation routes, existing buildings, and a well-appointed office fit-out. This property is poised to meet the operational needs and growth aspirations of businesses seeking a strategic and functional industrial space. Prospective buyers are encouraged to explore the potential and benefits that this property holds for their specific requirements.

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Office Size:	98.00
Warehouse Size:	1,321.00
Total Size:	1,419.00

Land Size:	3,914.00
Zoning:	Commercial

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