



Factory 2, 13 Glenville Dr, Melton



## MODERN WAREHOUSE AVAILABLE

Ross Cooper of Cooper Commercial is proud to present these modern warehouses to the market for purchase.

4 warehouses available within the development ranging from 272.4m<sup>2</sup> - 362m<sup>2</sup>.

Warehouse 2 is located behind secure electric gates and has 4 carparks allocated on site.

Comprising of 272.4m<sup>2</sup> this warehouse has a small office of approx. 10.4m<sup>2</sup> and warehouse area of 262m<sup>2</sup>.

Currently tenanted till April 2025 with 1 further term of 3 years. Leased For \$37,304.40 per annum including GST & Outgoings, reviewed annually by CPI (1/4/2024) and market review (1/4/2025) on lease expiry.

For more information please email [ross@cooperrealestate.com.au](mailto:ross@cooperrealestate.com.au) or call Ross on 0409 325 411.

Price	SOLD for \$639,500
Property Type	Commercial
Property ID	1717
Office Area	10 m <sup>2</sup>
Warehouse Area	262 m <sup>2</sup>

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

Commercial  
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