








# Impressive Factory/Warehouses with Professional Office Space Available From 1st Sept 23

624m2

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|---|---|
| Price | $65,000 PA Per Property + Plus GST & Outgoings |
| Property Type | Commercial |
| Property ID | 1740 |
| Land Area | 624 m2 |
| Office Area | 70 m2 |
| Warehouse Area | 402 m2 |

Attention Business Owners and Operators! Two high-quality factories are now available for lease at 5 Cobra Court Melton. Situated in a prime location, these modern and spacious factories boast high ceilings, x3 container height roller doors (5.1m high x 4.8m wide), x3 phase power, tea room/kitchenette and toilets, behind secure gates and offering 5 carparks each.

402m2 Ground Floor Warehouse & Reception

70m2 Upstairs Office Space

Total Space Each of 472m2.

## Agent Details

Ross Cooper - 0409 325 411

## Office Details

Commercial
24A Kanowna St

Each of the two factories is available for lease at $65,000 per annum plus GST and outgoings.

These factories offer exceptional functionality and are perfect for a range of businesses looking for spacious, quality space in a prime location. They are ideally suited for manufacturing, storage, and distribution practices.

Make the most of this unique opportunity to lease at 5 Cobra Court Melton and grow your business with our exceptional facilities. Contact us now to schedule a tour.

Don't wait, as these amazing business facilities won't stay on the market for long

Lease Term: 3 Years With Further Options

ETA on completion is 1st September 2023.

* Progress Photos As Still Under Construction

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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