








# Premium Industrial Investment with Secure Income

1 1 13 1,762m2

Cooper Real Estate is proud to present 9 Glenville Drive, Melton—a premium industrial investment offering substantial scale, quality improvements and a secure long-term income stream within one of Melbourne's fastest growing industrial corridors.

Purpose-built to accommodate modern industrial operations, the property combines expansive warehousing with quality corporate office accommodation, generous staff facilities and exceptional on-site parking. Designed for operational efficiency, the facility provides dual high-clearance container-height roller doors, extensive mezzanine storage and excellent vehicle circulation, making it an asset that will remain highly sought after for years to come.

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| Price | Contact Ross Cooper 0409325411 |
| Property Type | Commercial |
| Property ID | 1900 |
| Land Area | 1,762 m2 |
| Office Area | 130 m2 |
| Warehouse Area | 970 m2 |
| Floor Area | 1,110 m2 |

## Agent Details

Ross Cooper - 0409 325 411

## Office Details

Commercial

Property Highlights

- Warehouse of approximately 980m²
- Mezzanine and storage of approximately 122m²
- Dual high-clearance container-height roller doors
- Modern office accommodation with dedicated boardroom
- Kitchen and staff amenities
- Seventeen (17) exclusive on-site car parks
- Quality industrial improvements throughout
- Excellent truck access and warehouse functionality

The property is securely leased and returns $155,530 per annum plus GST and outgoings, providing investors with an immediate and dependable income stream backed by a quality industrial asset.

Located within Melton's established industrial precinct, 9 Glenville Drive benefits from excellent connectivity to the Western Freeway, major transport routes and Melbourne's rapidly expanding western growth corridor. As industrial land becomes increasingly scarce and replacement costs continue to rise, opportunities to secure investment-grade assets of this calibre are becoming increasingly difficult to find.

Whether you're a private investor, syndicate, Self-Managed Super Fund or family office seeking a premium industrial holding, this outstanding property delivers the attributes most sought after by today's market—secure income, quality construction, excellent functionality and enduring long-term investment appeal.

An exceptional industrial asset. A secure investment. A rare opportunity.

Commercial
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EST. 1995

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